

## 1102.1

## Golf Course - Residential (GCR)

Golf Course-Residential (GCR) is a zone for Comprehensive Development Area 1 (CDA-1), as shown on Appendix 1. GCR is a zone created to permit golf course use, residential use, tourist accommodations, assembly and limited neighbourhood commercial development.

### 1. Principal Use

- i) **On any lot:**
  - a) Golf course
  - b) Interpretive / cultural centre
  - c) Multi-residential
  - d) Limited neighbourhood commercial
  - e) Assembly use
  - f) Institutional use
  - g) Real Estate sales centre
  - h) Assisted living
  - i) Community care facility
  - j) Institutional use
  - k) Liquor licensed establishment
  - l) Craft beverage processing
  - m) Recreation facility
  - n) Health club / spa
  - o) Residential (single detached dwelling)
  - p) Tourist accommodation

### 2. Accessory Uses

- i) **On any lot:**
  - a) Carriage house
  - b) Bed and Breakfast
  - c) Secondary suite
  - d) Home occupation

### 3. Conditions of Use

- i) Any fairgrounds associated with Assembly use shall be subject to the following conditions:
  - a) Any camping associated with fairground use must be in conjunction with an event sponsored by a non-profit cause, organization or society taking place on the lot on which the use is carried out.

**4. Permitted Density**

- i) **Single Detached Residential**
  - a) Maximum of fifteen (15) residential units per 1.0 ha.
  - b) One carriage house or secondary suite to a maximum floor area of 90 square metres is permitted per single detached dwelling lot as per Section 315, except that the siting for a carriage house shall be in accordance with Section 5(i) of this part.
- ii) **Multi-Residential**
  - a) Maximum of forty (40) residential units per 1.0 ha.
- iii) **Non-Residential**
  - a) **Limited Neighbourhood Commercial**
    - 1) Maximum floor area shall not exceed a total combined floor area of 3,251.5 square metres, with no single building to exceed 929 square metres.
  - b) **Golf Course – Excluding Maintenance Facilities**
    - 1) Maximum floor area shall not exceed a total combined floor area of 3,716 square metres.
  - c) **Real Estate Sales Centre**
    - 1) The total combined floor area of all Real Estate Sales Centres within the GCR zone shall not exceed 464.5 square metres.

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

The setbacks required for buildings and structures within the GCR zone shall be as set out in the tables below:

- i) Single Detached Dwelling Setbacks and Height:

Type of Structure	Height	Required Setback			
		Front Yard	Rear Yard	Side Yard	Side Yard Abutting Road
Principal	2-storey maximum [11.0m]	4.5m	4.5m	1.5m	4.5m
Carriage House	2-storey maximum [8.0m]	4.5m	1.5m	1.5m	4.5m
Accessory	4.5m	4.5m	1.5m	1.5m	4.5m

ii) Multi-Residential Setbacks and Height:

Type of Structure	Height	Required Setback			
		Front Yard	Rear Yard	Side Yard	Side Yard Abutting Road
Principal	3-storey maximum 13.7m	4.5m	3.0m	4.5m	4.5m
Accessory	4.5m	4.5m	1.5m	4.5 m	4.5m

iii) Non-Residential Buildings Setbacks and Height:

Type of Structure	Height	Required Setback			
		Front Yard	Rear Yard	Side Yard	Side Yard Abutting Road
Principal	3-storey maximum	4.5m	1.5m	3.0m	4.5m
Accessory	4.5m	4.5m	1.5m	3.0m	4.5m

**6. Lot Coverage**

- i) The maximum lot coverage for all buildings and structures shall not exceed the following:
  - a) The maximum lot coverage for all single detached dwellings and structures is 40 per cent, 35 per cent if single detached dwellings and structures are greater than 280.0square metres.
  - b) The maximum lot coverage for all multi-residential dwellings and structures is 60 per cent.
  - c) The maximum lot coverage for all non-residential buildings and structures is 60 per cent.

**7. Subdivision Requirements**

- i) The minimum lot area for a single detached dwelling shall be 400 square metres subject to connection to a community water system and a community sewer system.

*End • GCR*