

*Note 1) Within the Mt. Washington Comprehensive Development Zone the permitted uses are different for different locations within the zone.*

*Note 2) The Mt. Washington Comprehensive Development Zone is divided into the following districts: Resort Recreation (RR), Resort Accommodation (RA), Resort Facilities (RF), Resort Facilities West (RFW), Resort Industrial (RI), and Resort Emergency Services (RES).*

## 1. Principal Use

The following uses are permitted in the following districts:

### i) **In District RR (Resort Recreation)**

- a) Resort recreation
- b) Research and teaching facility
- c) Ski lifts, towers, and support equipment related to activities of sport or leisure such as skiing, snowboarding, biathlon, luge, cycling, and climbing

### ii) **In District RA (Resort Accommodation)**

- a) Residential use
- b) Mt. Washington short-term rental accommodation service

### iii) **In District RF (Resort Facilities)**

- a) Tourist accommodation
- b) Liquor licensed establishment
- c) Craft beverage processing
- d) Office
- e) Performing arts facility
- f) Resort recreation facility
- g) Residential use
- h) Restaurant
- i) Retail
- j) Service establishment
- k) Trade, convention and conference facilities
- l) Mt. Washington short-term rental accommodation service

**In District RFW (Resort Facilities West)**

- a) Resort recreation
- b) Resort recreation facility
- c) Performing arts facility
- d) Trade, convention and conference facility
- e) Service establishment
- f) Office
- g) Restaurant
- h) Liquor Licensed establishment
- i) Retail
- j) Campground
- k) Tourist accommodation
- l) Emergency Services, including accommodation for emergency services personnel

iv) **In District RI (Resort Industrial)**

- a) Propane distribution centre
- b) Emergency Services

v) **In District RES (Resort Emergency Services)**

- a) Emergency Services

**2. Accessory Uses**

The following accessory uses are permitted within the Mt. Washington Comprehensive Development Zone:

i) **On any lot:**

- a) Storage and works yards
- b) Parking

ii) **In District RA (Resort Accommodation)**

- a) Bed and Breakfast
- b) Residential use
- c) Secondary suite

iii) **In District RES (Resort Emergency Services)**

- a) Accommodation for emergency service personnel

iv) **In District F (Resort Facilities)**

- a) Residential use

### 3. Density

The following densities are permitted in the following zones.

- i) **In District RA (Resort Accommodation)**
  - a) Sub-District RA-1  
10 units per hectare average, to a maximum of 150 units.
  - b) Sub-District RA-2  
20 units per hectare maximum.
  - c) Sub-District RA-3  
25 units per hectare average, to a maximum of 164 units.
  - d) Sub-District RA-4  
40 units per hectare average, to a maximum of 424 units.
  - e) Sub-District RA-5  
55 units per hectare average, to a maximum of 938 units.
- ii) **In District RF (Resort Facilities)**
  - a) Floor Area Ratio (F.A.R.) is defined as (see Part 200, Interpretation): "The gross floor area of all buildings on a lot divided by the gross area of subject lot."  
Permitted Floor Area Ratio shall not exceed 2.2.
  - b) The lot coverage of all buildings and structures may not exceed 55 per cent.

### 4. Accommodation Units

- i) To calculate unit density and to ensure Comfortable Carrying Capacity on Mt. Washington the following table shall be used for the conversion of beds to units.

Type of Accommodation Unit	No. of Beds Equivalent to 1 Unit
Hotel Room, Lodge Room, or Hostel Room	2
Condominium	4
Resort Condominium	4
Single Detached Dwelling (floor area <232m <sup>2</sup> )	6
Single Detached Dwelling (floor area > 232m <sup>2</sup> )	10

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Secondary Suite	2
Recreational Vehicle	2

## 5. Siting and Heights of Buildings and Structures

- i) Except where otherwise specified in this Bylaw, no building or structure shall be located within:
  - a) 3.0 metres of a front lot line
  - b) 1.75 metres of a rear lot line
  - c) 1.75 metres of a side lot line
- ii) Strata Lots 1 through 181 of Phase 1, 799SP, Blk. 1450, Comox Land District are exempt from the setback requirements identified above in 5) (i) (a) through (c).
- iii) The height of all principal buildings and structures within Sub-District RA-1 shall not exceed 10.0 metres.
- iv) The height of all accessory buildings and structures within Sub-District RA-1 shall not exceed 6.0 metres."

*End • MTW-CD*