

1102.3 Mixed - Use Commercial / Residential (MUCR)

Mixed-Use Commercial-Residential (MUCR) is a zone for Comprehensive Development Area 3 (CDA-3), as shown on Appendix 1. MUCR is a zone created to permit a “Village Core” which includes a variety and a mix of land uses on the same site or within a common building, and includes multi-residential, commercial, tourist accommodation, marina, retail, offices and assembly uses.

1. Principal Use

- i) **On any lot:**
 - a) Marina
 - b) Golf course
 - c) Mixed use
 - d) Multi-residential
 - e) Assisted living
 - f) Community care
 - g) Congregate care
 - h) Interpretive / cultural centre
 - i) Liquor licensed establishment
 - j) Craft Beverage Processing
 - k) Commercial
 - l) Assembly use
 - m) Institutional use
 - n) Real Estate sales centre
 - o) Recreation facilities
 - p) Tourist accommodation

2. Accessory Uses

- i) **On any lot:**
 - a) Accessory to tourist accommodation use:
 - 1) Conference facilities
 - 2) Meeting rooms
 - 3) Ancillary service and retail services
 - b) Health club / spa

3. Condition 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) Not permitted.
- ii) **Multi-Residential and Mixed Use Residential**
 - a) Maximum of ninety (90) units per 1.0 ha.
- iii) **Non Residential**
 - a) The total floor area of all commercial uses within the MUCR zone shall not exceed 30,000 square metres. The total commercial floor area within any single building shall not exceed 2,787 square metres.

5. Siting and Height Buildings and Structures

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

- i) Multi-Residential Setbacks and Height:

		Required Setback			
Type of Use	Height	Front Yard	Rear Yard	Side Yard	Side Yard Abutting Road
Principal	4-storey maximum (13.7m)	4.5m	3.0m	1.5m	4.5 m
Accessory	4.5m	4.5m	1.5m	1.5m	4.5 m

- ii) Commercial and Mixed-Use Buildings Setbacks and Height:

		Required Setback			
Type of Use	Height	Front Yard	Rear Yard	Side Yard	Side Yard Abutting Road
Principal	4-storey maximum (13.7m)	4.5m	0.0m	0.0m	4.5m
Accessory	4.5m	4.5m	0.0m	0.0m	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 multi-residential and mixed-use buildings and structures is 75 per cent.
 - b) The maximum lot coverage for non-residential buildings and structures is 90 per cent.

End • MUCR