

3732

SL 38

3728

SL 405

3720

SL 406

H

HORNE LAKE CAVES RD

3716

SL 42

3712

SL 43

CP

## 4.49 Horne Lake Comprehensive Development Zone 3 (CD3)

### (a) Uses

#### Permitted Uses

- (i) Recreational Residence or Recreational Vehicle
- (ii) Recreational Vehicle Storage Area

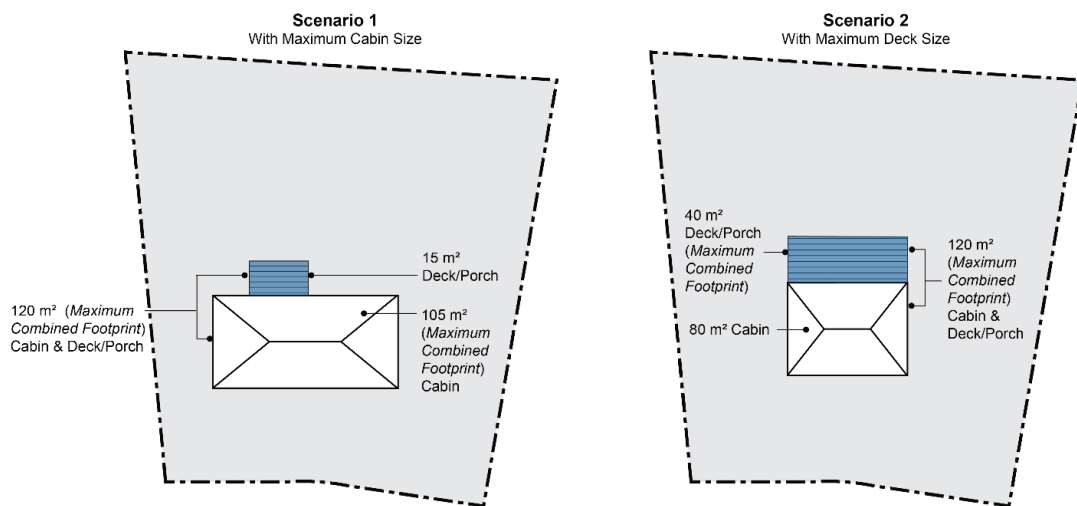
#### Accessory Uses

- (iii) Visitor Recreational Vehicle
- (iv) Temporary Accommodation

### (b) Maximum Number and Size of Buildings and Structures

(i)	Recreational Residence floor area	Up to a maximum of 105 m <sup>2</sup>
(ii)	Combined floor area for decks and porches	Up to a maximum of 40 m <sup>2</sup>
(iii)	Notwithstanding (i) and (ii) above, the maximum combined footprint of the recreational residence, deck, and porch generally as shown in figure 25 below	120 m <sup>2</sup>

Figure 25. Combined floor area.



(iv)	Combined floor area of accessory buildings	30 m <sup>2</sup>
(v)	Accessory building height	6.0 m
(vi)	Recreational Residence per parcel or bare land strata parcel	1

(vii)	Recreational Residence height	8.0 m and 2 storeys
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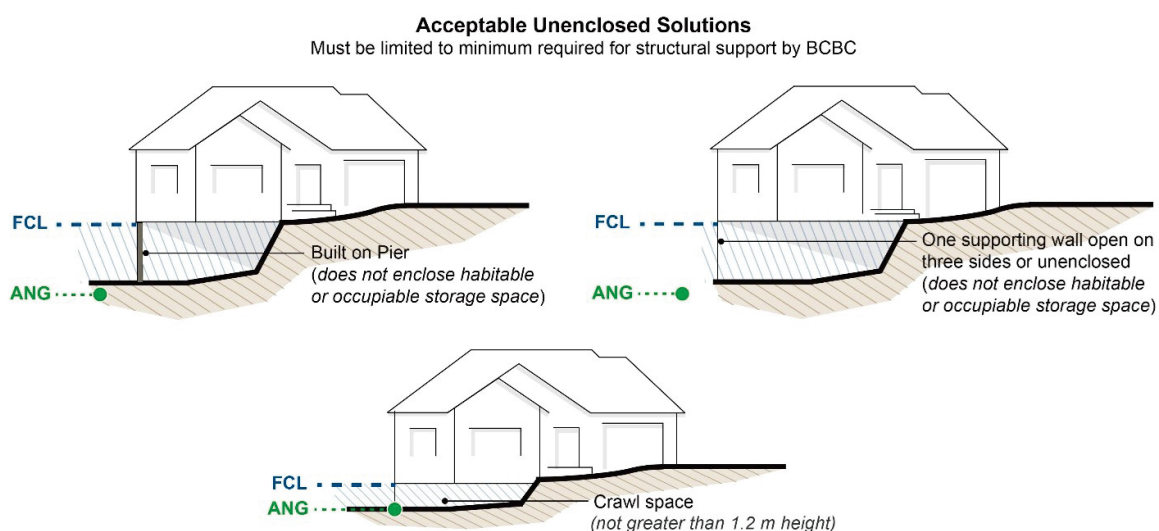
**(c) Minimum Setback Requirements**

(i)	Exterior lot lines	5.0 m
(ii)	All Other Lot Lines	1.5 m
(iii)	Setbacks from Horne Lake and all watercourses	15.0 m from the natural boundary or where a bank is within 15 m of the natural boundary, 15.0 m from the top of the bank, whichever is greater., subject to the variances and conditions authorized by Development Permit 0120.
(iv)	On a corner parcel, the regulations in Section 3.8 shall also apply.	

**(d) Other Requirements**

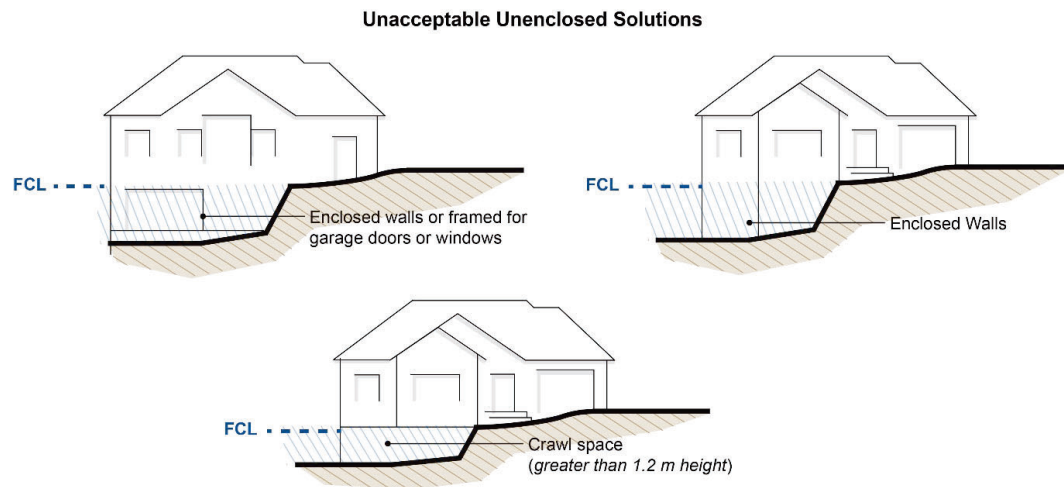
- (i) All portions of a Recreational Residence located below the Flood Construction Level as defined by “Regional District of Nanaimo Flood Hazard Mitigation Bylaw No. 1872, 2023”, as amended or replaced from time to time, shall be limited to a Crawl space or remain fully unenclosed and not enclose habitable or occupiable storage space generally as shown in figure 26 and 27 below.

Figure 26. Acceptable recreational residence unenclosed solutions.



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Figure 27. Unacceptable recreational residence unenclosed solutions.



- (ii) No further subdivision is permitted.
- (iii) A visitor recreational vehicle for a given cabin may be located on site for no more than 4 consecutive days within a week with the exception that one visit within a calendar year may extend up to 90 consecutive days.
- (iv) No more than 2.02 ha of land within the Horne Lake Comprehensive Development Zone 3 shall be used for recreational vehicle storage.
- (v) The area of land used for recreational vehicle storage shall form one contiguous area and vehicle storage shall not take place in different locations within this zone.
- (vi) The area of land used for recreational vehicle storage shall not be closer than 30 m from the natural boundary of Horne Lake, 30 m from the top of a bank adjacent to a watercourse and 5 m from any other parcel line.
- (vii) The keeping of animals for agricultural purposes is not permitted in this zone.
- (viii) In the event of inconsistency between any provision of this and any other provision of this Bylaw, the provisions of this Zone will apply and the other provision will not apply to the extent of the inconsistency.
- (ix) **Temporary accommodation** means the occupation of a recreational residence for fewer than 180 consecutive days in a calendar year and fewer than 240 days in total during the same calendar year.
- (x) **Storey** means that portion of a building situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of the floor and the ceiling above.

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- (xi) Notwithstanding the definition of floor area contained in this bylaw, unenclosed areas underneath a recreational residence, a deck, or a porch shall not be included in the calculation of recreational residence floor area.
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