

## Part 12: LR-2 Lakeshore Residential Multi-Family Zone

### Purpose

The purpose of this zone is to permit residential developments with flexibility of tenure and housing type, including: fee simple, rental or strata multi-family developments; tourist seasonal use cabins; and other *traveler accommodation uses*, generally situated on lands within a kilometer of a lake - where such development is considered suitable in accordance with the *TNRD Lakeshore Development Guidelines*.

### 12.1 Permitted Uses

In the LR-2 zone, subject to s.12.1.1, the following uses are permitted on a *parcel* and all others are prohibited:

#### Principal Uses

- (a) residential housing development consisting of *single family dwellings, duplexes, and multi-family dwellings*;
- (b) *community recreation facilities*;
- (c) *golf course*; and
- (d) *traveler accommodation use*.

#### Accessory Uses

The following uses are only permitted subject to a principal use existing on the *parcel*:

- (e) *accessory building*.

### 12.1.1 Permitted Uses – Site Specific

In the LR-2 zone, the following uses are permitted on a site specific basis only:

- (a) transfer of density rights from the RL-1 zoned portions of District Lot 530, KDYD, except Plans 17131, KAP73062, KAP73063 and KAP79399 and Lot 4, District Lot 530, KDYD, Plan KAP79399 to the LR-2 zoned portions of the same properties as follows:
  - i) the maximum density shall be no more than 1.59 units per 2,000 square metres (23 units) for the LR-2 zone portion of District Lot 530, KDYD, except Plans 17131, KAP73062, KAP73063 and KAP79399 (Jagpal Way – Nicola Lake); and
  - ii) the maximum density shall be no more than 2.09 units per 2,000 square metres (39 units) for the LR-2 zoned portion of Lot 4, District Lot 530, KDYD, Plan KAP79399 (Jagpal Way – Nicola Lake).
- (b) *Recreational vehicle park*, limited to eleven (11) *recreational vehicle spaces* to be used as strata limited common property, in the case of that portion of Parcel A (DD 223465F) of the Southeast ¼ of Section 14, Township 21, Range 21, W6M, KDYD, Except Plan A400 (3672 Sabiston Creek Road, Kamloops Lake, BC).

## 12.2 Density

The maximum density permitted within this zone shall be no more than one *dwelling unit* per 2,000 square metres.

## 12.3 Parcel Size

The minimum *parcel* size shall be 2 hectares.

## 12.4 Parcel Coverage

The maximum *parcel coverage* permitted shall be 40 percent.

## 12.5 Setbacks

12.5.1 The *front setback* shall be 6 metres.

12.5.2 The *side setback* shall be 1.5 metres, unless the side lot abuts a road where it shall be 4.5 metres.

12.5.3 The *rear setback* shall be 6 metres, except in the case of an *accessory building* where it shall be 1.5 metres.

12.5.4 Notwithstanding s.12.5.1 thru 12.5.3 above, uses permitted under s.12.1 (a) (c) (d) and (e) shall be set back a minimum of 30 metres from the *natural boundary* of a lake.

## 12.6 Height of Buildings

The maximum *height of buildings* permitted shall be:

- (a) 12 metres for *single family dwellings, duplexes and multi-family dwellings*;
- (b) 12 metres for community recreation facilities; and
- (c) 6 metres for any *accessory building*.

## 12.7 Conditions of Use

12.7.1 Development within this zone shall be serviced by a *community water system*.

12.7.2 Development within this zone shall be serviced by a *community sewer system* or sewage disposal system designed by an appropriately qualified *Professional Engineer or Geoscientist* experienced in water and sewer.