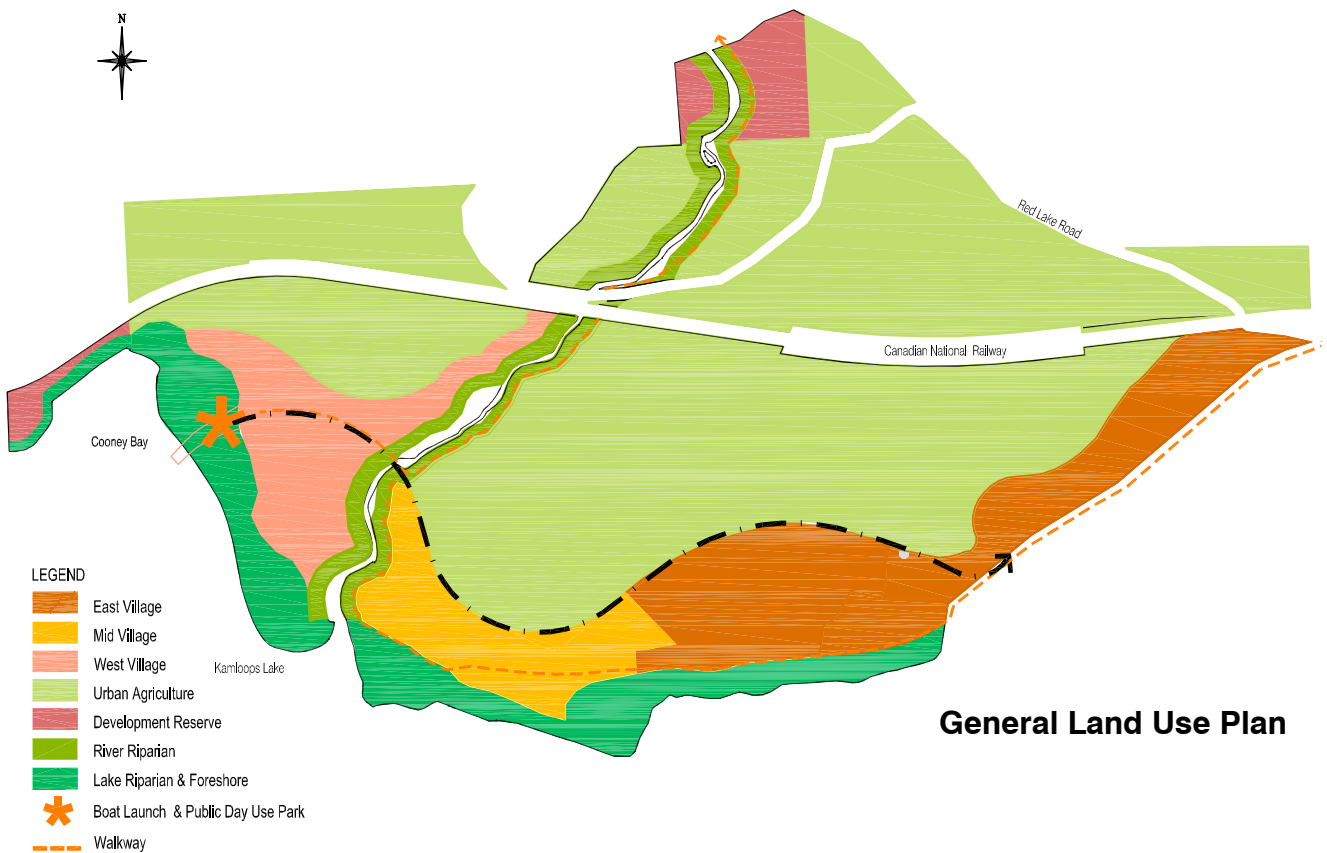


4.0 General Land Use

4.1 General Land Use Plan

The General Land Use Plan indicates the land use types and approximate locations that comprise the TOL Neighbourhood Plan (TOLNP). The land use types break the site into three broad types of use namely farm, natural open space, and mixed use village development. Farm use represents approximately 60% of the property, natural open space approximately 14%, and the mixed use, sustainable village development occupies approximately 26%. A more detailed land use plan will be prepared at MDP stage based on the general conceptual land use plan as shown below.



General Land Use Plan

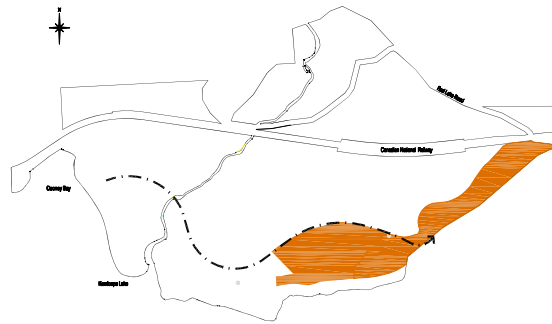
4.2 Guidelines

In accordance with the overarching nature of the TOLNP, the land use guidelines contain overall community objectives as well as specific land use zone objectives. The overall community objectives (desired planning outcomes) as well as the specific objectives for each land use zone will inform and guide the development of the detailed Design Guidelines and the Master Development Plan. A wide range of Land uses are proposed. They are listed below. See Schedule 2 for definitions of some of the more uncommon land uses chosen to support the vision of the TOLNP. Land uses in all land use zones are defined in the Tranquille On the Lake Comprehensive Development Zone (CDZ) document.

4.2.1 Overall Sustainable Community Objectives

- To provide a variety of housing types and tenures for a range of demographics, family configurations and economic backgrounds,
- To create a livable, walkable village that nurtures social connectivity, environmental values, and community participation,
- To provide a diversity of neighbourhoods that creates an interesting and enriching place to live, work and visit,
- To provide commercial uses that are compatible with traditional village character and will contribute to the sustainability and well-being of the community by providing onsite goods and services for residents as well as establish a tourist commercial hub for short and long term use,
- To facilitate applied research and educational opportunities in urban farming (i.e. planning, production, harvesting, and value adding), sustainable village design & construction, and active waterfront design & construction,
- To encourage economic development initiatives directly related to the commercialization of onsite applied research results,
- To provide support for a model agri-community development that promotes and provides a precedent for the integration of urban farming and residential development,
- To incorporate compatible educational, institutional, and business uses that will add vitality and jobs to the community,
- To create a community with a provincially significant tourism component that contributes to the economic base of the community,
- To build a sustainable working waterfront that connects the site to Kamloops Lake,
- To provide live work and work live opportunities across selected residential housing and commercial/light industrial building product in appropriate areas of the community.





4.2.2 Subzone A - East Village



Objectives

- To create a village centre that accommodates a diversity of uses that will establish the area as the civic, commercial, arts and culture, and educational focus for the community,
- To create a pedestrian oriented area offering goods and services for both residents and visitors in an attractive, comfortable, and safe setting,
- To provide an outdoor space suitable for community special events and gatherings,
- To contribute to the economic base of TOL by accommodating village compatible local and regional educational, institutional, and business operations,
- To provide a lakefront/foreshore viewing and recreation area,
- To accommodate the eastern end of a multipurpose pathway linking Rivers Trail, the proposed municipal day use park in Cooney Bay, and Lac du Bois Grassland Park as part of an overall village trail network,
- To provide a diversity of single and multi-family residential housing product for seniors, families, singles, and students,
- To create a community centre including administrative, social, and recreation facilities,
- To provide the highest density housing concentration in the community with the greatest ratio of multiple-family residential units,
- To facilitate the efficient integration of the farm market commercial center with village commercial, educational, and institutional activities,
- To promote the agricultural history of Tranquille through the adaptive reuse of selected historic staff and farm worker housing buildings.

Potential Uses

Village centre commercial, educational, and institutional uses will include a diverse mix of goods and services for locals and visitor's needs. A broad spectrum of potential land uses has been identified. The potential land uses and housing types to be considered in the following range of land uses include:

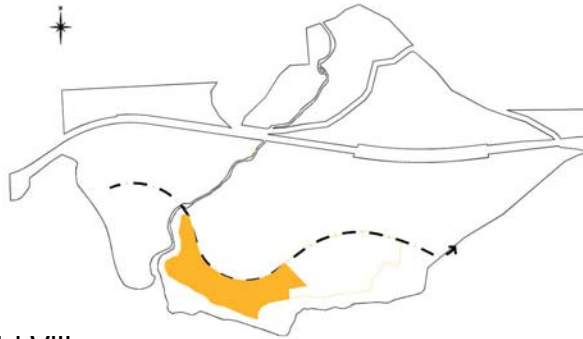


Village Development Area Uses - East Village

Accessory building	Duplex/triplex/quadplex
Agricultural use	Education/research facility
Agricultural use (temporary)	Entertainment facility
Agri-tourism	Farm market
Apartment	Galleries and studios
Bed and breakfast	Garden apartment
Boarder or lodger	Garden suite
Boutique hotel	Guest suite
Brewpub	Health and wellness facility
Carriage suite	High density multiple family
Cluster housing	Home based business
Condo hotel	Hostel
Congregate housing	Hotel
Conservation park	Human watercraft centre
Commercial kitchen	Independent seniors housing
Community assembly – indoor	Institutional public facility
Community and farm gardens	Interpretive center
Compact single family	Live work housing
Convenience retail stores	Low density multiple family
Daycare	Medium density multiple family
Detached secondary Suite	Micro brewery

Mixed use apartment	Seasonal staff housing
Mobile food vendor	Secondary Suite
Multi-family residential	Seniors congregate housing
Multi-purpose community center	Single family residential
Museum	Stacked land use
Nature conservation	Stacked townhouse
Neighbourhood convenience store	Student housing
Neighbourhood pub	Townhouse
Outdoor assembly facility	Trade and technology centre
Passive recreation	Village commercial use
Place of worship	Winery & cideries
Presentation centre	Work live commercial buildings
Private club	
Private swimming pool	
Professional office space	
Public plaza	
Public swimming pool	
Recreation facility – indoor	
Residents club	
Restaurant	
Railroad station	





4.2.3 Subzone B - Mid Village

Objectives

- To provide a lower density neighbourhood within the community,
- To provide ample visual corridors and trail linkages to the foreshore,
- To provide a lakeside park as a focal point for the neighbourhood,
- To provide a range of housing types orientated to year round residents,
- To accommodate a portion of the proposed multipurpose pathway linking Rivers Trail, the proposed municipal lake front park, and Lac du Bois Grassland Park as part of an overall village trail network.

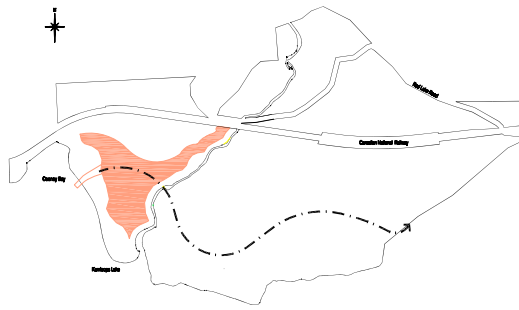
Potential Uses

The Mid Village residential neighbourhood includes less land use diversity than the East or West Villages areas. The potential land uses and housing types to be considered in the following range of land uses include:

Village Development Area Uses

Accessory building	Garden suite
Agricultural use	Guest suite
Agricultural use (temporary)	Home based business
Bed and breakfast	Low density multiple family
Boarder or lodger	Medium density multiple family
Carriage suite	Multi-family residential
Cluster housing	Nature conservation
Congregate housing	Passive recreation
Conservation park	Presentation centre
Community and farm gardens	Private swimming pool
Compact single family	Secondary suite
Daycare	Single family residential
Detached secondary suite	Stacked land use
Duplex/triplex/quadplex	Stacked townhouse
Garden apartment	Townhouse





4.2.4 Subzone C - West Village

Objectives

- To create a mixed use lake front oriented neighbourhood incorporating both year round and seasonal housing,
- To host a water oriented tourism hub comprised of tourism accommodations and recreational facilities,
- To provide a lake front activity focus for the community including water oriented commercial uses, working waterfront uses, public facilities, and park space,
- To provide opportunity for boat storage and other marine uses
- To provide a lake front destination to attract visitors and contribute to the local economic base of TOL,
- To provide the City of Kamloops with a formalized access and contact point with Kamloops Lake (municipal park),
- To provide a water side entry point to TOL,
- To accommodate water transportation linkages with lake and river front facilities,
- To provide community residents with lake access and boat storage,
- To accommodate the western portion of the proposed multipurpose pathway linking Rivers Trail, the proposed municipal lake front park, and Lac du Bois Grassland Park as part of an overall village trail network,
- To accommodate a commercial marina offering boat moorage, repair, marine brokerage services, watercraft maintenance and watercraft storage to residents and visitors,
- To provide a land link to potential water lot based amenities such as a swimming platform or house boat precinct



Potential Uses

The lakeside residential and commercial area will also include a diverse mix of goods and services for locals and visitor's needs. The potential land uses and housing types to be considered in the following range of land uses include:

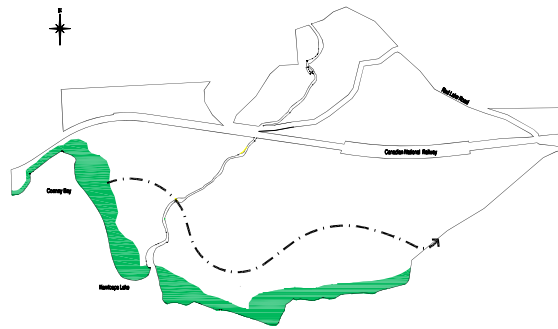
Village Development Area Uses

Accessory building	Galleries and Studios
Agricultural use	Garden apartment
Agricultural use (temporary)	Garden suite
Apartment	Guest suite
Bed and breakfast	Health and wellness facility
Boat launch and loading dock	High density multiple family
Boarder or lodger	Home based business
Boutique hotel	Hotel
Brewpub	Independent seniors housing
Campground	Institutional public facility
Campground (temporary)	Interpretive center
Carriage suite	Live work housing
Cluster housing	Low density multiple family
Condo hotel	Marina
Congregate housing	Marine retail
Conservation park	Marine services
Community assembly – indoor	Marine trade & technology
Community and farm gardens	Medium density multiple family
Compact single family	Micro brewery
Daycare	Mixed use apartment
Detached secondary suite	Mobile food vendor
Duplex/triplex/quadplex	Moorage facility
Education/research facility	Multi-family residential
Entertainment facility	Municipal day use park



Nature conservation
Neighbourhood convenience store
Neighbourhood pub
Non-profit or service camp
Non-profit or service camp (temporary)
Outdoor assembly facility
Passive recreation
Presentation centre
Private club
Private swimming pool
Professional office space
Public plaza
Public swimming pool
Recreation facility – indoor
Residents club
Restaurant
Secondary suite
Single family residential
Stacked land use
Stacked townhouse
Townhouse
Village commercial use
Water craft construction & maintenance facility
Water craft storage facility
Water craft rental & retail facility
Water taxi facility
Work live commercial buildings



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4.2.5 Subzone D - Lake Riparian

Objectives

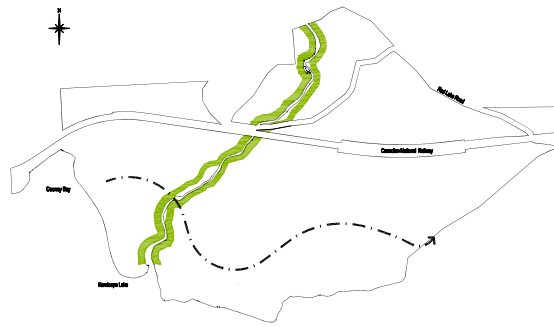
- To eliminate the use of off-road vehicles and “bush parties”,
- To establish well defined pedestrian access points to the foreshore in order to minimize riparian area impact,
- Depending on lake water levels, to provide a natural open space area for residents and visitors for walking and enjoyment of the lake and valley landscape vistas,
- To retain and enhance vegetation important to wildlife habitat,
- To provide a linear trail adjacent to the riparian and foreshore area that links the village neighbourhoods.

Potential uses

Potential land uses are summarized in the CDZ and are listed below.

- Nature conservation
- Riparian management
- Passive recreation
- Public day use park, boat launch, boat loading dock
- Non motorized watercraft launch area
- Marina
- Landing area for water lot(s) amenities
- Wildlife viewing platform(s) and related boardwalks
- Conservation park
- Temporary boat launch and loading dock





4.2.6 Subzone E - River Riparian

Objectives

- To protect riparian areas adjacent to Tranquille River in order to provide lasting habitat for area wildlife and natural systems,
- To provide a network of trails parallel to and/or crossing riparian areas to encourage walking, nature appreciation, education, wildlife viewing and access to habitat improvement projects in the riparian and foreshore areas,
- To retain the Tranquille River corridor as an important natural open space asset for the community,
- To improve fish habitat,
- To improve species at risk habitat,
- To retain the value of the area as a wildlife corridor,
- To provide residents and visitors with a walking trail parallel to the river corridor as a component of the overall village trail system.

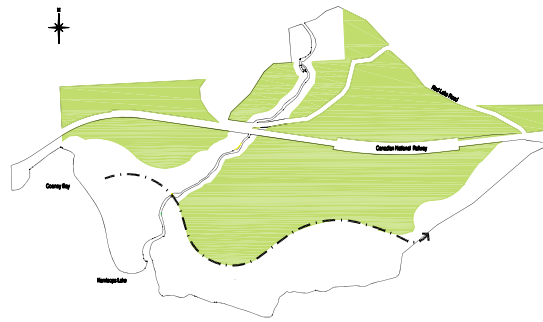
Potential uses

Potential land uses are summarized in the CDZ and are listed below.

- Nature conservation area
- Riparian management
- Wildlife habitat improvements
- Interpretive centre and boardwalk
- Permanent or temporary boat launch ramp or walkway

Note: All uses in subzone D & E may require regulatory approval by authorities having jurisdiction.



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4.2.7 Subzone F - Urban Agriculture (Agricultural Land Reserve designated lands)

Objectives

- To integrate a wide range of sustainable food and agriculture system elements into the City of Kamloops via the farm at TOL,
- To connect people to the land,
- To maximize the farm value as a local food source for the City,
- To pursue a sustainable “closed loop” infrastructure system incorporating innovation with waste management, water usage, energy, and zero offsite environmental impacts,
- To adopt farming practices that are sensitive to the adjacent residential areas and will add value to the village lands (i.e. minimize the use of toxic fertilizers and pesticides),
- To ensure a vegetated buffer between urban and agricultural areas in a mutually agreed fashion informed by the ALC Landscaped Buffer Specifications.
- To focus on food crops and livestock that will allow for finished product to be offered on site,
- To provide City residents with opportunities to participate in and experience the farm environment. (i.e. u-pick, local food cooking classes, compost donations, harvest celebrations),
- To maximize positive visual impact of the farm landscape by locating compatible uses adjacent to the village interface,
- To introduce uses and activities that reinforces the farm’s connectivity to the City and local farming community,
- To establish a clearly defined public entry to the farm and restrict vehicles and pedestrians to designated areas,
- To create a public accessible farm centre integrating cottage industry production facilities, farm produce value added facilities, sustainable urban farm educational facilities, and community retail services and community events,
- To incorporate an equestrian component catering to tourism activities linked to Lac du Bois Grasslands Park,
- To include equine educational (private equine sport school) opportunities, and on site horse boarding,
- To reduce the carbon footprint of TOL
- To provide area producers with the opportunity to finish products at the Tranquille Farm and market product directly to TOL residents.
- To research and demonstrate diverse and viable urban farm business models.





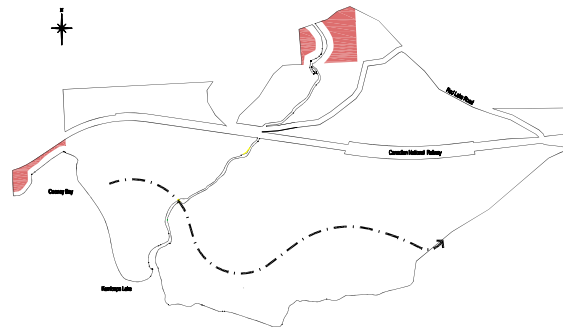
Potential uses

Farm and non-farm uses permitted by the Agricultural Land Reserve regulations and specific decisions of the Agriculture Land Commission related to the Tranquille site are summarized in the CDZ. The CDZ does not provide definition for each of the potential land uses listed below as each is regulated by the Agricultural Land Commission Act and/or specific terms and conditions on ALR land set from time to time by the Agricultural Land Commission.

Future allowable non-farm land use variances that may be proposed by TOL to the Agriculture Land Commission could include:

- Additional horse boarding stalls,
- Additional campground sites,
- Additional space for educational or research facilities,
- Urban farm worker housing,
- Agriculture student housing,
- Multi-purpose equestrian centre or equestrian school,
- Public and service pathways within community garden boundaries,
- Energy generation facilities limited to clean renewable energy sources such as solar, wind, micro hydro, and bio fuels,
- District geo exchange space conditioning systems.



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4.2.8 Subzone G - Development Reserve

Objectives

- To create appropriate land uses for two non ALR parcels of land which are separate from the three village neighbourhoods and have potential for development with other community land uses,
- Consider swapping the non ALR land parcel lying furthest to the north adjacent to Lac Du Bois Grasslands Park for an equivalent amount of ALR land for the purpose of efficiently consolidating urban farm and development lands.
- To create single family and multi-family residential housing product that supports agribusiness and eco-tourism activities on the surrounding land (i.e. Lac Du Bois Park, Kamloops Lake, Tranquille On the Lake Farm Operations and Tranquille On the Lake village administration and maintenance operations.)

Potential uses

The range of uses for each parcel will be largely influenced by adjacent land uses. If all or a portion of the parcel on the northern boundary of the site is added to the ALR (with the agreement of the Agriculture Land Commission) in exchange for an equal amount of land excluded from the ALR elsewhere on the site adjacent to an existing development area then the land uses of the adjacent development area will apply. If the parcel lying on the northern boundary of the site remains where it is for future development then the potential range of land uses and housing types to be considered in Subzone G include:

Village Development Area Uses

Accessory building	Home based business
Agricultural use	Hostel
Agricultural use (temporary)	Live work housing
Agri-tourism	Multi-family residential
Bed and breakfast	Multi-purpose equestrian center
Boarder or lodger	Nature conservation
Campground	Non-profit or service camp
Campground (temporary)	Non-profit or service camp (temporary)
Conservation park	Passive recreation
Community and farm gardens	Prefabricated housing production facility
Education/research facility	Presentation centre
Guest ranch	Recreation facility – indoor



Seasonal staff housing
Single family residential
Stacked land use
Student housing

Trade and technology centre
Winery & cideries
Work live commercial buildings



The potential land uses and housing types to be considered in the following range of land uses for the non ALR land lying on the western side of the property include:

Village Development Area Uses

Bed and breakfast
Boutique hotel
Conservation park
Nature conservation
Restaurant
Stacked townhouse
Winery & cideries

4.3 Density Potential

The TOLNP allows for a development potential ranging from a minimum of 1000 to a maximum of 2000 dwelling units of housing, producing an overall site density ranging from 22 to 44 units per hectare. Dwelling units do not include destination hotel, boutique hotel, condo hotel, farm and site workforce accommodation, or student and staff housing. The number of these seasonal dwelling units could exceed 500 units¹. The dwelling unit calculation for senior's congregate housing will be consistent with City of Kamloops policy. Densities and housing type for the three village neighbourhoods will be established at MDP preparation with the anticipated density shown in the chart below.

The range of allowable units provides the needed flexibility to assess market conditions and implement an economically viable real estate development program. A flexible approach to permitted units and housing type will need to be carried forward throughout the project build-out. The MDP, to be provided prior to phase one development, will provide more clarity as to the projected amount and type of real estate housing product and serve as the reference point for ongoing phased development approvals.

1. One seasonal unit is calculated as having two beds.



The density for commercial use within the sustainable village development lands will be defined at MDP stage and include neighbourhood retail, tourist commercial, farm market commercial, institutional, live work, work live, and other uses consistent with the land use guidelines.

At this time, an allocation for overall commercial floor area is 9,300 to 40,000² square meters. The higher range of commercial space is associated with the potential space requirements of a marina, two hotels, office space, retail space, health & wellness facilities, a prefabricated housing facility, a cultural centre, and the farm market. An additional 30,000 square meters may be required for educational and research facilities, a railway station, community maintenance facility, water and waste water treatment facilities, institutional buildings such as a post office, place of worship, private school, library, and a multi purpose equestrian centre.

The lower range of the permitted commercial density would still allow for a range of uses such as a general/convenience store and hotel with small convention and restaurant facilities that will contribute to both the livability of the village for residents and create a critical mass of tourism and visitor facilities needed to position TOL as a regional destination.

As a minimum commitment towards meeting sustainability objectives, TOL will identify not less than 460 square meters of space within Phase One of the MDP that will be brought to market at such time that the on-site resident population and visitation is capable of supporting the businesses.

Approximate Density Allocations by Area

In resolution #88/2007 the provincial Agriculture Land Commission agreed to a TOL development area of 45.7 hectares located in four general development areas. Subsequent to this the identification of two non ALR land parcels, the registration of several archaeology sites, and changes to the site's natural boundaries, gave rise to potential future options for the placement of the development land area on the site potentially resulting in increased farming and development efficiencies. To provide clarity for the Tranquille On the Lake Neighbourhood Plan TOL has presented land use statistics and maps which are consistent with ALC resolution #100/2012.

2. The overall allocation for commercial space is intended to support the development of the site as a sustainable agri community with resort like amenities including the potential to establish a modular housing facility for the duration of the project's build out period. The intention is not to draw business to Tranquille On the Lake that should be developed on existing commercial or industrial lands elsewhere in Kamloops. The intent is to create business hubs of complimentary commercial activity in the agriculture, sustainable planning/design/construction, and health & wellness industries along with site oriented service activities.



Neighbourhood	Min. Units	Max. Units
East Village	500	1000
Mid Village	200	400
West Village	300	600
Total	1000	2000

Note: Density ranges within the three neighbourhoods may change as the development unfolds but the overall density range of 1,000 to 2,000 dwelling units on the site will not.

4.4 Land Use Area Statistics

The general allocation of space for the various TOL land uses is shown below:

Land Use	Total Land Area (ha)	Percentage
Subzone A East Village	23.28	12.2
Subzone B Mid Village	9.03	4.7
Subzone C West Village	13.49	7.0
Subzone D Lake Riparian	18.4	9.4
Subzone E River Riparian	9.9	5.4
Subzone F Urban Agriculture	107.8	57.3
Subzone G Development Reserve	8.3	4.0
Total	190.2	100

Notes:

- total non ALR land area will not change but future development land boundaries may be reconfigured with ALC support,
- park space within each neighbourhood will include a combination of public (City property) and semi-public (strata property) areas used for active and passive recreation. The amount of park space within each neighbourhood will be allocated at MDP stage. Overall park space will meet minimum requirements,
- utility space associated with infrastructure will be allocated at MDP stage,
- land use boundaries will be finalized at MDP stage, therefore area statistics will be subject to some adjustment.



4.5 Land Use Zone Boundary Options

Area sizes (hectares) for Subzones A,B,C, D, E, F, and G have been determined and agreed with the Agriculture Land Commission (Resolution #100/2012) but boundaries of Development Subzones A,B,C, G, and Subzone F - Urban Agriculture will not be surveyed³ until the MDP has been approved by council. The farm plan, which will form a part of the MDP will confirm the location of the final boundaries of all Subzones.

The general locations of the East Village, Mid Village, West Village, and urban farm will not change. However there are several potential development/urban farm boundary options that may be considered by TOL before the MDP is finalized. They are:

Option One: retain subzone boundaries and approved⁴ non-farm uses as they currently are shown in the General Land Use Plan,

Option Two: move some or all of subzone G to one or more of Subzones A, B, or C.

Option Two: move up to 35% of the land (located in the eastern most portion) in Subzone A to an area equal in size located directly to the north of the central area of Subzone A

3. All boundaries will be finalized by legal survey

4. ALC Resolution #100/2012

4.6 Land Use Definitions

4.6.1 Introduction

Many of the proposed land uses presented in the Tranquille On the Lake Neighbourhood Plan are found in current City of Kamloops policy documents or are found in the City's Zoning Bylaw documents. In some cases new or infrequently used land use definitions have been included to reflect innovative land uses planned specifically for Tranquille On the Lake. Existing or proposed municipal land use bylaw definitions, technical specifications or parameters of implementation may require revision to accommodate the vision of the Tranquille On the Lake Neighbourhood Plan. These revisions will be submitted for municipal review as part of the Master Development Plan (MDP) approval process.

4.6.2 Definitions

Agricultural design guidelines means a set of guidelines designed to work in harmony with the Agricultural Land Commission Act which govern the use of all agricultural land and are designed to facilitate the seamless integration of agriculturally productive land within the urban development zone or conversely the integration of urban development within the agricultural zone;

Boat launch and loading dock means a seasonal waterfront access point for the purpose of launching and retrieving powered and non powered water craft consisting of an engineered roadway or pathway through the Riparian and Foreshore zones and a structure used for the purpose of mooring boats and for providing pedestrian access to and from the moored boats, and can consists of a single dock, wharf, or pier (including walkway ramp);

Cluster housing means a grouping of small, detached, single family dwelling units clustered around a common open space or courtyard and developed under a coherent plan. It fills a niche between traditional choices of single family and multifamily housing. Although less spacious than conventional single family, it offers the privacy and personal space of a detached house in a less costly package. Typical defining characteristics include small houses ranging from 500 to 1200 square feet, a range of about 4 to 12 cottages per site, and open space in common ownership but excludes apartments and secondary suites. It is sometimes referred to as Pocket Neighbourhood housing;

Community or farm gardens means an area of land owned by the farm corporation used for the purpose of growing food or horticulture supplies in a manner that is consistent with the Agriculture Design Guidelines in the Urban Farm Plan and may include ancillary tool or equipment sheds, irrigation systems, fencing, and multi-purpose pathway systems providing access for farm vehicles and the public in a safe, integrated manner;

Condo hotel means a building used as both a condominium and a hotel. Condo hotels are typically high-rise buildings developed and operated as luxury hotels, usually in major cities and resorts. These hotels have condominium units which allow someone to own a full-service vacation home. When they are not using this home, they can leverage the marketing and management done by the hotel chain to rent and manage the condo unit as it would any other hotel room. A condo hotel is also known as a hotel-condo or a Condotel;

Conservation park means an area of lands designated for ecological conservation purposes under a long-term management plan by means of a registered conservation covenant, easement or legal instrument in favour of a conservation authority or organization whose mandate includes ecological conservation;

Education & research means a facility containing classrooms, lecture halls, and/or research laboratories that are used solely for educational and training purposes and/or research activities;

Farm market means a mixed use commercial area comprised of adaptively restored historic farm buildings:

- a) where locally grown produce or hand made goods are sold exclusively by local vendors who have grown or made the product being sold directly to consumers,
- b) where educational classes are offered by market vendors and others to the public,
- c) where vendors may have their production facility,
- d) where normal farm operations may be carried out,
- e) where not for profit organizations promoting the history of Tranquille can have office and display space,
- f) where community social events can be hosted,
- g) where trade shows and conferences can be hosted,
- h) where retail outlets and professional or educational office space can be accommodated;

Guest ranch means a comprehensive western oriented recreational tourist development operating in conjunction with or independently as a resort which provides a broad range of all season accommodation, social/recreational activities and facilities including horseback riding;

Human or windpowered watercraft centre means a premise, containing docking or mooring facilities where human and/or windpowered watercraft and their accessories are berthed, stored, serviced, repaired, constructed or kept for sale or for rent;

Live work housing means a mixed use unit consisting of a Commercial and Residential function. The Commercial Function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity of industry. Business employees may also work in the Commercial Function;

Marine retail means the supply of goods that serve the needs of anglers, boaters, personal watercraft users, and tourists, including boating accessories, navigation, safety, camping, and angling supplies, clothing, and watercraft, specifically excluding drive through restaurants, adult entertainment, service station, or large scale retail outlets;



Marine services means the provision of professional services to the marine industry including watercraft design build services, marine surveyors, water craft brokers, insurance brokers, limnologists, recreational and tourism consultants;

Marine trade & technology means a facility consisting of a building or group of buildings which caters to businesses or individuals that are involved in the applied research, development, or manufacturing of products which utilize new innovative technology solely for the benefit of the fresh water recreational, scientific, and commercial user community;

Moorage facility means a fixed or anchored object or structure, such as an anchor, buoy, float, pier or boathouse, which is used or intended to be used as an ancillary use by resort guests. A mooring facility may consist of any combination of the above and may include a pedestrian access ramp;

Multi-Purpose equestrian centre means the use of lands, buildings or structures for the boarding and care of horses, the training of horses, the sale and rental of horses, and the sale, rental and storage of related equipment and goods, and the staging of equestrian events, but doesn't include gaming facilities;

Passive recreation means the use of land for informal, low intensity recreation activities such as hiking, walking, boardwalks and wildlife viewing platforms subject to the approval of any authority having jurisdiction;

Prefabricated housing means an indoor production facility dedicated to the construction of modular homes;

Railroad station means the use of premises as a depot or station for passengers awaiting use of rail transport;

Seasonal staff housing means single or multi-family housing units used solely for the purpose of housing seasonal workers employed in on site tourism activities;

Stacked land use means the layering of multiple land uses within the same building;

Streamside Protection and Enhancement Area means an area:

- a) adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the stream, and
- b) the size of which is determined according to the Riparian Assessment Regulation on the basis of an assessment report provided by a qualified environmental professional in respect of a development proposal;

Student housing means multi-family housing units or apartments used solely for the temporary housing of post-secondary students engaged in on-site educational or research activities;

Trade and Technology Centre means a facility consisting of a building or group of buildings which caters to businesses or individuals that are involved in software development, internet or other information technology applications, research and development, or manufacturing of products which utilize new innovative technology;

Village commercial use means neighbourhood convenience store, retail, restaurant, personal service, hotel, hostel, neighbourhood pub and liquor off-sale, micro brewery, wineries and cideries, nursery and garden centre, speciality food processing, office, entertainment facility, artist studio and gallery, health enhancement centre, agri-tourism and similar uses that serve the needs of the residential community and tourists, specifically excluding drive through restaurants, adult entertainment, service station, or large scale retail outlets;

Water craft maintenance & construction means a facility used for the construction and maintenance of engine, wind, solar, electrical, or human powered water craft including canoes, kayaks, sailboats, powerboats, house boats, sail boards, kite boards, and related boating accessories;

Water craft storage means a facility used for the seasonal storage of power boats, sail boats, sail boards, kite boards, and human powered water craft;

Water craft rental & retail means a facility used for the sale and/or rental of all kinds of powered and non powered watercraft and their accessories;

Water lot lease means an exclusive right of occupancy to leased land that is partially or completely covered by water;

Water taxi means a commuter passenger boat used to provide public transport;

Work live means a mixed use unit consisting of a Commercial and Residential Function. It typically has a substantial Commercial component that may accommodate employees and walk-in trade. The unit is intended to function predominantly as work space with incidental Residential accommodations that meet basic habitability requirements.