



**LEGAL DESCRIPTION**

LOT 1, PLAN KAP 68835, DL 6865 4177S 4204,  
SIMILAKAMEN DIV. OF YALE DISTRICT, LICENSE 334565

**CURRENT ZONING**

C8 - WILDERNESS RESORT COMMERCIAL  
(TO ACCOMMODATE WILDERNESS ORIENTED TOURIST  
ACCOMMODATION WITH ASSOCIATED USES)

MIN. FRONT YARD SETBACK 8.0m  
MIN. SIDE YARD SETBACK 6.0m  
MIN. REAR YARD SETBACK 6.0m  
MIN. NUMBER OF WILDERNESS ACCOMMODATION UNITS - 25 / HC

**SITE DETAILS**

LOT AREA TOTAL	21,492.29m <sup>2</sup>	5,000.00m <sup>2</sup> MIN
LOT AREA PORTION ZONED C8	18,940.00m <sup>2</sup>	5,000.00m <sup>2</sup> MIN
LOT WIDTH	322.00m	20.0m MIN
LOT DEPTH	36.00m	20.0m MIN

**UNIT AREA CALCULATIONS**

UNIT 1 - 5	EXISTING	5 x 123.73m =	618.56m <sup>2</sup>
UNITS 6 - 12	NEW	7 x 97.50m =	682.50m <sup>2</sup>
UNITS 13 - 16	NEW	4 x 96.60m =	386.40m <sup>2</sup>
UNITS 17 - 19	NEW	3 x 69.73m =	209.19m <sup>2</sup>
UNIT 20	NEW		96.60m <sup>2</sup>
EXISTING 'A' FRAME			141.20m <sup>2</sup>
EXISTING LODGE			176.58m <sup>2</sup>
<b>TOTAL FOOTPRINT AREA</b>			<b>2,310.83m<sup>2</sup></b>

**TOTAL WILDERNESS CABINS ALLOWED**

24 UNITS PER HECTARE  
LOT AREA 1.8hc  
CABINS ALLOWED 45  
CABINS PROPOSED 21

**SITE COVERAGE**

ALLOWED 30%  
PROPOSED 12.2%

**PARKING AND LOADING**

	REQUIRED	PROVIDED
LODGE PARKING BASED ON 70 SEATS	18	22
HANDICAPPED PARKING	1	1
EXISTING 6 CABINS	1 PER CABIN = 6	6
PROPOSED 15 CABINS	1 PER CABIN = 15	30
LOADING SPACE	1	1



