9.# SRR1 –SEASONAL RECREATIONAL RESORT 1

Purpose
To provide for seasonal recreational resort development in accordance with an approved area structure plan that allows for seasonal short-term accommodation and limited amenities in order to support medium-scale nature-based tourism in the Beaver Hills Policy Area of the Municipal Development Plan.

Permitted Uses and Discretionary Uses
Subject to any fundamental use criteria for certain uses set out below, the permitted uses and the discretionary uses for this zoning district are:

<table>
<thead>
<tr>
<th>Permitted Uses</th>
<th>Discretionary Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>cabin*</td>
<td>food service, specialty</td>
</tr>
<tr>
<td>seasonal recreational</td>
<td>recreation, community</td>
</tr>
<tr>
<td>resort*</td>
<td>recreation, outdoor</td>
</tr>
<tr>
<td></td>
<td>residential sales centre*</td>
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<tr>
<td></td>
<td>residential security/operator unit</td>
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<tr>
<td></td>
<td>retail, convenience</td>
</tr>
<tr>
<td></td>
<td>utility service, minor</td>
</tr>
</tbody>
</table>

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

Fundamental Use Criteria
a) The fundamental use criteria for certain uses before such uses become permitted uses or discretionary uses within this zoning district are:
   i) the discretionary uses listed in section [9.#]:
      1) can only occur on a site that contains an existing seasonable recreational resort for which there is a valid development permit;
      2) can only occur as outlined within an approved area structure plan; and
      3) cannot occur on a bare land condominium unit;
   ii) only 1 food service, specialty may be located on the same site as a seasonable recreational resort;
   iii) a food service, specialty can only occur where the gross floor area does not exceed 235 m²;
   iv) a recreation, community can only occur where the gross floor area does not exceed 93 m²;
   v) only 1 residential security/operator unit may be located on the same site as a seasonal recreational resort;
   vi) only 1 retail, convenience may be located on the same site as a seasonable recreational resort;
   vii) a retail, convenience can only occur where the gross floor area does not exceed 235 m²; and
   viii) where located on the same site, the combined total gross floor area of a food service, specialty and a retail, convenience cannot exceed 235 m².
**Subdivision Regulations**

a) For a bare land condominium unit:
   i) the minimum width is 8.5 m;
   ii) the minimum depth is 21.5 m; and
   iii) the minimum area is $183.0 \text{ m}^2$.

**Development Regulations**

a) For a lot that is not a bare land condominium unit, the minimum setback of any building from any:
   i) front lot line is:
      1) 7.5 m where such front lot line does not abut a road, rural; and
      2) 30.0 m where such front lot line abuts a road, rural.
   ii) rear lot line is:
      1) 6.0 m where such rear lot line does not abut a road, rural; and
      2) 30.0 m where such rear lot line abuts a road, rural.
   iii) side lot line is:
      1) 6.0 m where such side lot line does not abut a road, rural or a road, flanking;
      2) 10.0 m where such side lot line abuts a road, flanking but does not abut a road, rural; and
      3) 30.0 m where such side lot line abuts a road, rural.

b) For a bare land condominium unit:
   i) the maximum building height of any:
      1) principal building is 6.0 m; or
      2) accessory building is 4.5 m.
   ii) the minimum setback of any building from a front lot line is 5.5 m;
   iii) the minimum setback of any principal building from a:
      1) side lot line is:
         i) 1.2 m where the door of the principal building does not face that side lot line; and
         ii) 2.4 m where the door of the principal building faces that side lot line.
      2) rear lot line is 2.4 m;
   iv) the maximum site coverage is 35 $\%$; and
   v) not more than 1 accessory building may be located on a bare land condominium unit.

**Development Permit Applications**

a) If a development is proposed to be located within this zoning district on a bare land condominium unit, then as part of an application for a development permit the applicant must submit proof to the satisfaction of the development officer that such development has been authorized by the board of the condominium corporation.

**Other Regulations**

a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.