

## 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:

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Permitted Uses	Discretionary Uses
cabin*	food service, specialty
seasonal recreational resort*	recreation, community
	recreation, outdoor
	residential sales centre*
	residential security/operator unit
	retail, convenience
	utility service, minor

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**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, speciality 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 m<sup>2</sup>;
  - iv) a recreation, community can only occur where the gross floor area does not exceed 93 m<sup>2</sup>;
  - 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 m<sup>2</sup>; 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 m<sup>2</sup>.

### **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 m<sup>2</sup>.

### **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.