

SUMMARY OF REGULATIONS SUPPLEMENTARY TO PROPOSED SRR ZONING DISTRICT

Below is a summary of regulations to be added to Land Use Bylaw 6-2015 that are associated with and supplementary to the concurrently proposed SRR1 – Seasonal Recreational Resort 1 Zoning District:

PART 1

Section 1.16.1. Zoning Districts and Maps

Insertion of 'SRR1 – Seasonal Recreational Resort 1' zoning district into chart that lists available zoning districts for Strathcona County.

Section 1.17.4. Definitions

The definition section is to be amended to:

exempt seasonal recreational resort from the existing definitions of **CAMPGROUND, MAJOR** and **CAMPGROUND, MINOR**; and

add the following definitions:

BARE LAND CONDOMINIUM UNIT means a 'bare land unit' as defined in the *Condominium Property Act*, RSA 2000 c C-22.

CABIN means a building that:

- contains 1 self-contained living accommodation; and
- is used for seasonal short-term accommodation for individuals.

It is a fundamental use criteria for cabin that it has a floor area that does not exceed 50 m² where located in a SRR1 zoning district and that it has a floor area that does not exceed 28 m² where located in any other zoning district. Cabin does not include: boarding or lodging house; hotel; manufactured home; manufactured home (singlewide); modular home; or motel.

CAMPSITE means an area of land that:

- is used for seasonal short-term accommodation for individuals within a tent or recreational vehicle; and
- is at least 325 m² in area, 10 m wide, and 24 m deep.

Campsite does not include: land used for the storage of a recreational vehicle; or land used for accommodation for persons within a boarding or lodging house, cabin, hotel, manufactured home, manufactured home (singlewide), modular home, motel, or park model trailer.

RESORT SITE means an area of land that:

- is used for seasonal short-term accommodation for individuals within a cabin; and
- is at least 183.0 m² in area, 8.5 m wide, and 21.5 m deep.

Resort site does not include: land used for the storage of a recreational vehicle; or land used for accommodation for persons within a boarding or lodging house, hotel, manufactured home, manufactured home (singlewide), modular home, motel, park model trailer, tent, or recreational vehicle.

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SEASONAL RECREATIONAL RESORT means development that:

- consists of an area of land that has been planned and improved and is used for a seasonal short-term period;
- contains 60 or less resort sites or contains a combined total of 60 or less campsites and resort sites (for clarity it cannot contain only campsites);
- may have resort sites located on the same lot or on adjacent bare land condominium units; and
- may include one or more of administrative offices, boating facilities, laundry facilities, picnic grounds, playgrounds, sanitary facilities, and indoor or outdoor space designed for passive recreational use.

It is a fundamental use criteria for seasonal recreational resort that a cabin can only be located on a resort site. Seasonal recreational resort does not include: campground, major; or campground, minor.

PART 4

In Section 4.6, Table 4.4 (Non-Residential Parking Requirements) - Insert parking requirements for Seasonal Recreational Resort at 1 parking space per campsite and 1 parking space per resort site.

PART 6

Insertion of Specific Use Regulations for 'Cabin' and 'Seasonal Recreational Resort' as follows:

CABIN

- 6.6A.1 A cabin must meet Canadian Standards Association standards or conform to the Alberta Building Code.
- 6.6A.2 Only 1 cabin may be located on a bare land condominium unit.

SEASONAL RECREATIONAL RESORT

- 6.17B.1 A seasonal recreational resort must:
- a) provide a potable water system that is designed to the satisfaction of the development authority and in conformance with provincial legislation, County bylaws and County standards;
 - b) provide a sewage disposal system that is designed to the satisfaction of the development authority and in conformance with provincial legislation, County bylaws and County standards;
 - c) provide electricity services to each resort site and campsite;
 - d) have each resort site and campsite accessible from an internal roadway; and
 - e) have any building located on a resort site that is not a bare land condominium unit conform to the minimum setback requirements set out in the applicable zoning district for a lot that is not a bare land condominium unit as if the front boundary line of the resort site is the front lot line, the rear

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boundary line of the resort site is the rear lot line, and the side boundary lines of the resort site are the side lot lines.