

104. R – Recreation District

Purpose

The purpose and intent of this district is to provide for a broad range of rural recreational uses.

| Permitted Uses | |
|---------------------------------------|---|
| (a) Accessory Building | (h) Public Utility Building |
| (b) Cabin | (i) Recreational, Minor |
| (c) Campground/RV Park | (j) Retail Store |
| (d) Housing, Employee | (k) Solar, Private – Ground Mounted |
| (e) Museum | (l) Temporary Second Dwelling |
| (f) Natural Science Exhibits | (m) Tourist Information Services and Facilities |
| (g) Public or Quasi-public Use | |
| Discretionary Uses | |
| (a) Accessory Use(s) | (n) Recreational, Major |
| (b) Country Recreational Lodge | (o) Recreational Resort |
| (c) Eating and Drinking Establishment | (h) Recreational Trails |
| (d) Golf Course | (i) Restaurant |
| (e) Housing, Park Model | (j) Riding Arena, Indoor Private |
| (f) Portable Storage Container | (k) Sign |
| (g) Private Recreational Facility | |

(1) Subdivision Regulations

- (a) Minimum Lot Area: 1.0 ac (0.4 ha)

(2) Development Regulations

- (a) Minimum Gross Floor Area for Housing, Single-Detached: 74 m² (800 ft.²)
- (b) Minimum Gross Floor Area for other uses at the discretion of the Development Authority.

(3) Siting Regulations

- (a) Minimum Yard, Front Setback from the rights-of-way of a primary highway or as required by Alberta Transportation: 41.1 m (135 ft.)
- (b) Minimum Yard, Front Setback from the rights-of-way of a road other than a primary highway: 30.5 m (100 ft.)
- (c) Minimum Yard, Side Setback: 7.6 m (25 ft.)
- (d) Minimum Yard, Rear Setback: 7.6 m (25 ft.)

(4) Recreation Trails

- (a) The Development Authority shall consider development permits for recreational trails on lands designated as Recreation District and shall be accompanied with a comprehensive plan, written to the satisfaction of the Development Authority, including but not limited to the following:
 - i. access to the site and adjacent lands;
 - ii. signage;
 - iii. garbage disposal;
 - iv. range of activities;
 - v. maintenance;
 - vi. insurance and liability; and
 - vii. public safety.
- (b) No permits will be issued until the Development Authority is satisfied that these issues have been addressed.
- (c) The Development Authority may refer any development permit application for recreational trails or development concerning abandoned railway rights-of-way to the relevant federal and provincial government departments for comment.
- (d) If the Development Authority has a concern regarding the environmental impact of a proposed recreational trail or development in abandoned railway rights-of-way, the Development Authority may require the applicant to provide an Environmental Impact Assessment or report prepared by a qualified professional in a form satisfactory to the Development Authority.

(5) Special Requirements

- (a) The area designated Recreation District shall be only that portion of the site proposed for recreation development.

(6) Campground/RV Park:

- (a) Development permit applications for a campground/RV park shall be accompanied with a comprehensive site plan, written to the satisfaction of the Development Authority, including but not be limited to the following:
 - i. a fully dimensioned and scaled comprehensive site plan that includes the following information:
 - total area of the campground/RV park;
 - park boundary lines;
 - locations of all proposed buildings, including sizes and uses, road accesses, proposed campground/RV sites, roads and laneways, parking areas, landscaping, including the number and type of trees and shrubs proposed;
 - ii. detailed building plans, including building elevations; and
 - iii. detailed servicing plan including drainage and grading.

- (7) In addition to the regulations listed above, other regulations may apply. These include Part VII – General Land Use Regulations, Part VIII – Specific Land Use Regulations, Part IX – Landscaping, Fencing and Screening, Part X – Parking and Loading Regulations, and Part XI – Sign Regulations.