

RURAL RECREATIONAL – RR

PURPOSE: To provide for the development of both public and private/commercial recreational uses at selective locations within the County. This district may be used to conserve, enhance and expand the County’s recreational resources, without compromising agricultural activities or the municipality’s environmentally significant features and areas.

SECTION 1 USES

1.1 Permitted Uses

Accessory building, structure or use
Additions to existing buildings
Sign, Category 1 (e)
Soft shelled building (e)
Utilities (e)

1.2 Discretionary Uses – MPC

Boat launch
Campground
Driving range
Entertainment establishment
Exhibition centre
Golf course
Manufactured dwelling park/community
Marina
Mixed use development
Motocross/motor sports park
Parking areas and structures
Parks and playgrounds
Public building or use
Public day use area
Recreation facility
Recreational vehicle park
Recreational vehicle storage
Renewable energy, individual
Restaurant
Retail
Riding stable/arena
Rodeo grounds
Security suite
Shipping container
Shooting range

Discretionary Uses – DO

Moved-in building
Moved-in dwelling
Park model recreational unit
Sign, Category 2 and 3

(e) means “Exempt” and development will not require a development permit if it meets all the provisions of this Bylaw and is in accordance with any applicable requirements in Schedule 3.

SECTION 2 MINIMUM LOT SIZE

- 2.1 Existing parcels or as required by the Municipal Planning Commission.

SECTION 3 MINIMUM SETBACK FROM PROPERTY LINES

- 3.1 All structures and buildings shall be setback 7.6 m (25 ft) from all property lines not fronting on or adjacent to a municipal roadway.

SECTION 4 MINIMUM SETBACKS FROM ROADS

- 4.1 No part of a building or structure shall be located within 38.1 m (125 ft) of the centre line of any public roadway which is not designated as a provincial highway under the *Highways Development and Protection Regulation*.
- 4.2 Any road designated as a provincial highway under the *Highways Development and Protection Regulation* is subject to setbacks as required by Alberta Transportation and any applications for development adjacent to a highway should be referred to Alberta Transportation for a Roadside Development Permit.
- 4.3 No part of any dugout, regardless of size, shall be located within 76.2 m (250 ft) of the right-of-way of a highway or public road.
- 4.4 Dugouts may be allowed closer to the centre line of a highway or public road if a barricade is installed along 100 percent of the length of that part of the dugout fronting the highway or public road and 25 percent of the length of the sides of the dugout.

SECTION 5 ACCESSORY BUILDINGS

- 5.1 An accessory building shall not be used as a dwelling unit.
- 5.2 An accessory building shall be setback a minimum 3.0 m (10 ft) from the principal building and from all other structures on the same lot.
- 5.3 An accessory building shall not be located in a front yard or on an easement.
- 5.4 Where a structure is attached to the principal building on a site by a roof, an open or enclosed structure, a floor or foundation, it is to be considered a part of the principal building and is not an accessory building.
- 5.5 For campgrounds and recreational vehicle (RV) parks, individual accessory buildings or structures shall not exceed 37.2 m² (400 ft²) in size and 4.6 m (15 ft) in height.

SECTION 6 MAXIMUM LOT COVERAGE

- 6.1 The maximum site coverage for all the permitted and discretionary uses listed above:
- (a) as determined by the Development Authority.

SECTION 7 CONCEPTUAL SCHEME

- 7.1 The Development Authority may require a professionally prepared conceptual scheme as part of the development permit application.
- 7.2 The Development Authority may require, as a condition of approval, that the conceptual scheme forms part of the approval and shall not be deviated from without the authorization of the Development Authority.

SECTION 8 AREA STRUCTURE PLANS

- 8.1 The Development Authority may require the preparation of an area structure plan in accordance with Schedule 4(3) prior to considering an application.

SECTION 9 ACCESS

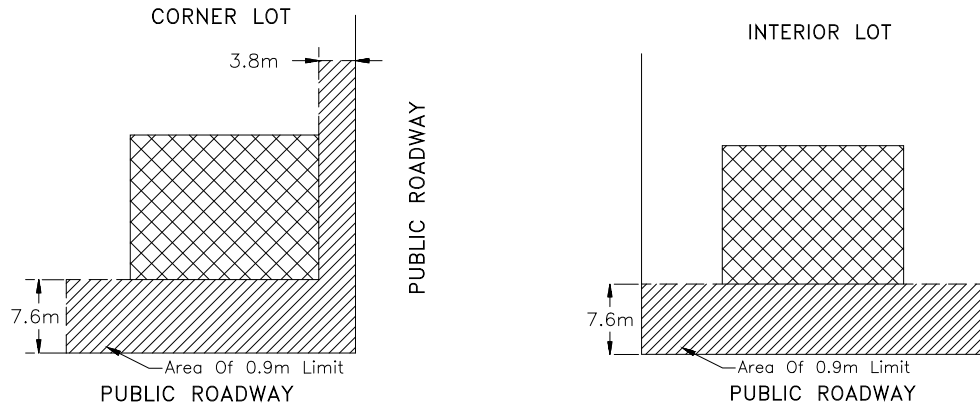
- 9.1 The municipality may, at the time of subdivision or development, require the developer to enter into an agreement for the construction or upgrade of any approach(es) necessary to serve the development area in accordance with County Design Guidelines.
- 9.2 To ensure proper emergency access, all developments shall have direct legal and physical access to a public roadway in accordance with County Design Guidelines. If the development is within 300 m (984.3 ft.) of a provincial highway, direct legal and physical access to a public roadway shall be to the satisfaction of Alberta Transportation.
- 9.3 The requirement for a service road or subdivision street to provide access may be imposed as a condition of subdivision approval for any new development. Survey and construction costs shall be the responsibility of the applicant.

SECTION 10 SERVICING REQUIREMENTS

- 10.1 Every development shall be required to install a sewage disposal system and potable water system to the satisfaction of the Development Authority and in accordance with any applicable County Design Guidelines. The Development Authority may refuse a development if the parcel on which it is proposed is not large enough to support a sewage disposal system to the standard required.

SECTION 11 FENCES

- 11.1 No fence, wall, hedge or any combination thereof, lying within 7.6 m (25 ft) of the right-of-way of a public roadway (excluding lanes) shall extend more than 0.9 m (3 ft) above the ground (except in the case of corner lots where one yard is considered as the side yard) unless permitted by the Development Authority (see Figure below).



11.2 Fences enclosing rear and side yards shall not exceed 2.4 m (8 ft) in height.

SECTION 12 PARK MODELS RECREATIONAL UNITS

- 12.1 The Development Authority shall only issue a development permit for a park model recreational unit if, in its opinion, the unit is to only be used for seasonal residential and/or recreational use.
- 12.2 The Development Authority may, as a condition of development permit, limit or prohibit the type or extent of certain service connections that may be connected to a park model recreational unit in order to ensure that the unit is only to be used for seasonal use.

SECTION 13 LAND SUITABILITY AND SERVICING REQUIREMENTS – See Schedule 4.

SECTION 14 STANDARDS OF DEVELOPMENT – See Schedule 5.