

Schedule (1)

5.13 CREC – CONDOMINIUM RECREATION DISTRICT

(1) General Purpose

The purpose of the Condominium Recreation (CREC) District is to provide fully serviced recreational resort use on a seasonal basis, with each recreational lot being a separate titled lot within a bareland condominium in association with the Silver Sands Golf Resort.

(2) Permitted Uses

- Park Model Trailer
- Parks and playgrounds
- Recreational Vehicles
- Buildings and uses accessory to permitted uses

Discretionary Uses

- Recreational Vehicle Storage
- Telecommunications tower
- Buildings and uses accessory to discretionary uses

(3) Parcel Coverage

The maximum parcel coverage for a lot designed for a recreational vehicle or park model trailer is 30%.

(4) Minimum Floor Area

(a) Park Model Trailers

The minimum floor area for a Park Model Trailer is:

33.4 m² (360.0 ft²) in accordance with CSA Z-241 or subsequent equivalent industry and building code standards.

(b) Recreational Vehicles

The minimum floor area for recreational vehicles shall be 16.7 m² (180.0 ft.²).

(5) Maximum Height

(a) Residential Lots

The height of all structures located within the condominium titled lots shall not exceed 1.0 story or 4.5 m (15.0 ft.).

(b) Common Property

The height of all structures located on the Common Property shall not exceed 9.0 m (29.5 ft.).

(6) Minimum Parcel Width and Depth

(a) All new parcels which are created by subdivision shall have a:

Minimum width of 13.7 m (45.0 ft.) and a minimum depth of 25.6 m (84.0 ft.).

(7) Minimum Lot Area

(a) The minimum lot area shall be 300.0 m² (3229.2 ft.²).

(8) Minimum Building Pocket

(a) The minimum building pocket on each residential use lot shall be 75.0 m² (807.3 ft²).

(9) Minimum Front Yard Setback

(a) From internal road: 6.0 m (19.7 ft.)

(b) From County Road : 25.0 m (82.0 ft.)

(10) Minimum Side Yard Setback

- (a) Minimum of: 1.5 m (5.0 ft.) on one side and 4.0 m (13.1 ft.) on the other side to allow for a treed buffer between lots and an easement for drainage between the lots.

(11) Minimum Rear Yard Setback

- (a) Minimum of: 6.0 m (19.7 ft.)
(b) From County Road : 25.0 m (82.0 ft.)

(12) Additional Regulations

- (a) All CREC District developments shall be registered as a bareland condominium.
- (b) Developments and subdivisions within the CREC District shall include a recreational feature such as lake access, golf course, or other resort amenity.
- (c) All lots within a CREC District shall be serviced with water, sewer, electrical services, roadway access, and pedestrian access to the satisfaction of the Summer Village.
- (d) Water and sewage services shall be piped communal and privately owned, connected to municipal or regional services if they exist, and compliant with all municipal and provincial requirements.
- (e) All Park Model Trailer and Recreational Vehicle units must be located on the lot such that the towing axle is perpendicular to the front line of the lot.
- (f) Equipment used for transportation of Park Model Trailers shall be removed from the dwelling and finishing installed within 30 days of placement on the lot.
- (g) Notwithstanding **Part 4.8** of this Bylaw:
- i. in addition to a single enclosed porch or Arizona room, accessory buildings within a bareland condominium unit (lot) shall be limited to a single structure of less than or equal to 18.6 m² (200 ft.²), and
 - ii. all attached or accessory structures such as room additions (Arizona rooms), porches, sun rooms, garages and garden sheds shall be a factory prefabricated units or of an equivalent quality and shall be pre- finished or painted so that the design and construction complements the principal building.
- (h) The outer boundary of any CREC District shall be fenced and landscaped in a manner that minimizes visual and noise impacts on neighboring districts.
- (i) Permanent occupancy of any lot other than the manager's residence is prohibited.
- (j) A Development Permit shall not be issued for a Park Model Trailer which was manufactured more than ten (10) years prior to the date of a Development Permit application.
- (k) A minimum of 5% of the gross condominium area shall be dedicated for open space and/or park purposes, not including the golf course facility.
- (l) All development permit applications shall not be deemed complete unless it is signed and approved by a designated person authorized by the Condominium Association Board.