

Part 18 Condominium Resort Residential District (R-7) (Bylaw No. 2010/5)

Purpose

108.1 To provide for condominium resort residential development in association with amenity features, in compliance with an approved plan in accordance with the County’s plan hierarchy.

108.2 Permitted Uses	108.3 Discretionary Uses
Accessory Building and Accessory Use (see Section 108.10) Community Facility Cottage Public or Private Utility Recreation Vehicle Park Model (Bylaw No. 2016/39) Security / Operator Residential Unit Warehousing and Storage limited to recreation vehicles, boats, all-terrain vehicles, ski-dos, utility trailers and related vehicles for use by condominium owners only	Automotive Gas Bar Food and Beverage Service Facility Golf Course Recreation Facility Retail Store - Minor

Site Regulations

108.4 In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Lot Width	N/A
Lot Area	Each condominium unit a minimum of 235 m ² (2,500 ft ²)
Front Yard (minimum)	46 m (150 ft.) from a Provincial Highway or gravel County road 20 m (66 ft.) from a paved County road 3.5 m (12 ft.) from an internal subdivision roadway
Rear Yard (minimum)	1.5 m (5 ft.)
Side Yard (minimum)	A Side Yard of 0.61 metre (2.0 feet) or 1.5 metre (5 feet) – see Additional Regulations Section 108.5
Building Height (maximum)	All condominium resorts: maximum building height of 7.92 metres (26.0 feet) measured from the average grade to the highest point of the building.
Site Coverage (maximum)	65% (Bylaw No. 2016/39)

Additional Regulations

108.5 Internal Lot Minimum Setbacks

- (a) The minimum side yard setback shall be:
 - (i) a minimum of 0.61 metre (2.0 foot) side yard from the eave or an imaginary line of the most exterior projection from the building on one side; and on the opposite side the structure may not be closer than 1.5 meters (5.0 feet) to the property line. Notwithstanding this, no cottage, recreation vehicle or park model shall be located within 3.0 metres (10 feet) of one another; **(Bylaw No. 2016/39)**
 - (ii) properties proposing a 0.61 m (2 feet) setback from a side property line will be required to enter into an maintenance agreement with the adjacent lot owner to the satisfaction of Red Deer County.
- (b) The maximum main floor area for a cottage, recreation vehicle or park model, including all tip outs, push outs, pull outs, enclosed porches, enclosed verandas and enclosed decks shall not exceed 92 square metres (990 square feet). Attached garages, basements and lofts are not included in calculation of the main floor area. Patios and decks (covered and uncovered) square footage are not included in the maximum floor area calculation; **(Bylaw No. 2016/39)**
- (c) All decks (enclosed, covered and uncovered), porches and verandas shall be structurally independent (i.e. not attached) to a recreation vehicle or park model; **(Bylaw No. 2016/39)**
- (d) For the purposes of this district a deck (enclosed, covered and uncovered), porches, or verandas shall not be considered an accessory building or an accessory use and must adhere to the setback requirements of the principal structure. **(Bylaw No. 2016/39)**

Open Space

- 108.6** A minimum of 10% of the gross condominium lot area shall be set aside for common space recreation area and no portion of any condominium unit shall be included in this open space.

Site Limitations

- 108.7** Where bare land condominiums are located partially or wholly within the 1:100 year flood elevation, no permanent structures shall be constructed or located or developed on lands within the 1:100 year flood elevation.

Utilities

- 108.8** Underground water and sewer utilities shall be a maximum of 1.5 metres (5 feet) in depth unless otherwise approved by the Development Authority.

Landscaping

108.9 Landscaping shall be subject to Section 54 or as determined by the Development Authority.

Accessory Buildings and Uses

108.10 Accessory Building and Accessory Use in this District is limited to one maximum 10 m² (110 ft²) shed and which notwithstanding any other applicable regulations in this Bylaw may be located in the front, side or rear yard of a lot.

- (a) No accessory building shall be used as a garage.
- (b) Any accessory building within this district shall be no more than 4.5 metres (15 feet) in height.
- (c) No accessory building shall be erected or placed in this district within 0.61 metres (2.0 feet) of any boundary on the site.
- (d) No accessory building shall be located within 0.5 metres (1.64 feet) of any utility right of ways or easements that are required within this district.
- (e) No minimum distance is required between a principal building and an accessory building. The accessory building shall not be structurally attached to a recreation vehicle or park model. (Bylaw No. 2016/39)

Signs

108.11 For a list of permitted and discretionary signs in this District, see Table 88-1

Attached Garages (Bylaw No. 2014/12)

108.12 An attached garage may be allowed if the following criteria are met:

- (a) The maximum site coverage, including an attached garage shall not exceed sixty five percent (65%) (Bylaw No. 2016/39)
- (b) The attached garage must not exceed 50 m² (550 ft²).
- (c) The attached garage and cottage must adhere to all setback distances and height regulations for the district.
- (d) A garage may only be attached to a cottage and shall not be attached to a recreational unit such as a recreational vehicle or a park model. (Bylaw No. 2016/39)
- (e) The proposed attached garage meets the criteria of the Condominium Association regulations. (Bylaw No. 2016/39)