

Part 18

**Condominium Resort Residential District
(R-7)**

Purpose (As Amended Bylaw No. 2010/5)

108.1 To provide for condominium resort residential development in association with amenity features, and 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 Recreation Vehicle – Park Model 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.

(f) Lot Width	N/A
(g) Lot Area	Each condominium unit a minimum of 235 m ² (2,500 ft ²)
(h) Front Yard	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
(i) Rear Yard	1.5 m (5 ft)
(j) Side Yard	A Side Yard of 0.61 metre (2.0 feet) or 1.5 metre (5 feet) - see Additional Regulations Section 108. 5
(k) Building Height (max.)	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.

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 recreation vehicle or recreation vehicle-park model shall be located within 3.0 metres (10 feet) of one another;
 - (ii) properties proposing a 0.61 m (2 feet) setback from a side property line will be required to enter into a maintenance agreement with the adjacent lot owner to the satisfaction of Red Deer County.
- (b) The maximum main floor area for any cottage, recreation vehicle or recreation vehicle – park model, including all tip outs, push outs, pull outs, structurally attached additions, enclosed decks, enclosed porches, and/or enclosed verandahs is 92 square metres (990 square feet), basements and lofts are not included in calculation of the main floor area.

108.6 **Open Space**

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.

108.7 **Site Limitations**

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.

108.8 **Utilities**

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

108.9 **Landscaping**

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 10m²(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 meters (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 of the site.
- (d) No accessory building shall be located within 0.5 meters (1.64 feet) of any utility

right of ways or easements that are required within this district.

- (e) An accessory building shall be located a minimum of 3.0 m (10 ft) from a principal building on a lot.

Signs

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