

C-RV COMMERCIAL RECREATION VILLAGE

General Purpose

The general purpose of this district is to provide for a range of commercial uses that benefit from or support adjacent major recreation facilities and related residential development. This district will promote a pedestrian-friendly environment, with a high standard of design for buildings and the public realm.

Area of Application

This district shall apply to a portion of Lot 4, Plan 4703 T.R. This district is bounded by Highway #16 to the north and Kiel Drive to the east.

Development Concept

Development in this district is intended to result in:

- i) A distinct and identifiable village character, complementary to the Town of Hinton.
- ii) A wide range of commercial opportunities, including the opportunity to live and work within the development.
- iii) Social interaction opportunities fostered by the design and environment to engage residents and visitors.
- iv) Creative architectural development and individual design expression sensitive to pedestrian scale and circulation.
- v) Public spaces, off street parking and parking clusters, soft and hard landscaping, and broad well-lit pedestrian circulation.

Land Use

Permitted Uses	Discretionary Uses
Accessory Building/Structure (max area 200 m ²)	Accessory Building/Structure (max area >200m ²)
Brewpub (max area 400 m ²)	Cannabis, Retail
Care Facility, Child	Establishment, Gambling
Care Facility, Health	Interpretive Centre
Convention Facilities	Museum
Eating or Drinking Establishment (Major/Minor)	Places of Assembly
Establishment, Entertainment	Surgical Facility with or without overnight accommodation
Hotel	
Medical Clinic	
Office, General	
Park, Private	
Park, Public	
Personal Service Establishment	
Retail, Liquor Store	
Retail, General	
Retail, Small	
Public Utility (Minor)	
Recreation (Indoor/Outdoor)	
School, Commercial/Trade	

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Minimum Parcel Dimensions

- a) Parcel Size - There is no minimum parcel size
- b) The minimum lot depth shall be 30.0 m
- c) The minimum lot width shall be 25.0 m. On a pie shaped lot, the setback distance shall be measured at 12 m back from the front property line.

Minimum Setback Requirements

- a) Front Yard Setback to internal and public road rights-of-way – minimum 3.0 m
- b) Side and Rear Yard Setback – minimum setbacks for above grade building development shall be the greater of 3.0 m or 10% of the building height.
- c) Side and Rear Yard Setbacks immediately adjacent to a residential district shall be 6.0 metres or one half the height of the building, whichever is greater.

Massing and Coverage

- a) Maximum Height – 20.0 m for principal buildings
- b) Maximum Height – 6.0 m for accessory buildings
- c) Maximum parcel coverage 60%

Outline Plan Requirements

- a) An approved Outline Plan shall be required prior to the development of land in this district, and all development shall conform to the Outline Plan;

Landscaping Requirements

- a) The general landscape requirement shall comply with Section 3-55 (a) – (h) of the Land Use Bylaw.
- b) Landscape securities shall comply with Section 3-56 of the Land Use Bylaw.
- c) Fences, screening and retaining walls shall comply with Section 3-61 of the Land Use Bylaw.

Parking Requirements

- a) The general parking requirement shall comply with Sections 3-47, 3-48, 3-49, 3-50, 3-51, 3-52, 3-53 and 3-54 of the Land Use Bylaw.
- b) Parking requirements may be provided by clustered, shared parking nodes.

Signage

- a) Signage shall comply with Sections 3-28, 3-29, 3-31, 3-33, 3-35, 3-36, 3-37, 3-40, 3-41, 3-42, 3-43, 3-44, 3-46, and 3-48 of the Land Use Bylaw.