

R-RV Residential - RECREATION VILLAGE

General Purpose

The general purpose of this district is to provide for a broad mix of low and medium density residential occupancies that benefit from or support adjacent major recreation facilities and nearby commercial 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 micro village character, complementary to the Town of Hinton.
- ii) A wide range of residential opportunities, including the opportunity to live and work in the same dwelling or building, or in different buildings within the overall village.
- iii) Creative architectural development and individual design expression sensitive to pedestrian scale and circulation.

Land Use

Permitted Uses	Discretionary Uses
Accessory Building/Structure (max area 60 m ²) Care Facility, Child Duplex Dwelling Multi-Dwelling Unit Development (up to (4) storey's) Park Semi-detached Dwelling Stacked Townhouse Townhouse	Accessory Building/Structure (max area >60 m ²) Eating or Drinking Establishment (Minor) Home Occupation Multi-Dwelling Unit Development (over four (4) storey's) Secondary Suite (Internal/External) Single Detached Dwelling Those uses which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses, and which conform to the general intent and purpose of the District.

Minimum Parcel Dimensions

- (1) Site Area and Dimensions
 - (a) Site shall mean the registered lot, bareland condominium unit, or land lease community development site which is intended for one principal building or a unit of a Semi Detached or Town House dwelling.
 - (b) The minimum site area for a:
 - a. Single Detached dwelling shall be 200 m²
 - b. Duplex dwelling shall be 125m² per dwelling unit
 - c. Semi-Detached dwelling shall be 175m²
 - d. Town House or stacked Town House dwelling shall be 90m² per dwelling unit

- e. Multi-Unit dwelling shall be 750m²
- (c) The minimum site depth shall be 20.0m .
- (d) The minimum site width shall be:
 - a. 8.0m for Single Detached and Duplex dwellings
 - b. 6.5m for Semi Detached dwellings
 - c. 6.0m for Town House dwellings
 - d. 20.0m for Multi Unit dwellings
- (e) On an irregular shaped lot, the width shall be measured at 3.0m from the front property line.

Minimum Setback Requirements

- (a) Front Yard:
 - i) Minimum setback to building or structure shall not be less than 3.0 m.
 - ii) For corner parcels, the flanking front yard shall not be less than 5.0m.
- (b) Side Yard:
 - i) Where a single detached, duplex dwelling, or semi detached dwelling is adjacent to existing similar residential development side yard setback shall be a minimum of 1.5 m for single storey buildings, 2.0 m for two storey buildings, and 3.0 m for multi-storey dwellings.
 - ii) A minimum sideyard setback of 3.0 m is required for Multi Unit and Town House dwellings.
- (c) Rear Yard
 - i) The minimum rear yard setback shall be 3.0 m
 - ii) Where a rear yard abuts a municipal road or highway the minimum rear yard setback shall be 6.0m.
- (d) Notwithstanding the minimum setback requirements, the minimum front, side and rear yard setbacks for all uses in this land use district may be varied and shall be at the discretion of the Development Authority who shall take into account the general purpose and intent of the land use district, the location and setbacks of adjacent land uses and buildings, the safe and efficient movement of pedestrians and motor vehicles, the landscaping, parking and loading requirements and the appearance, character and function of the proposed use.

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%
- d) Maximum Density 80 Dwelling Units/Hectare

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) A landscaping plan will be required for the development project;

- b) The minimum landscaped area shall be 25% of the parcel;
- c) The general landscape requirement shall comply with Section 3-55 (a) – (h) of the Land Use Bylaw.
- d) Landscape securities shall comply with Section 3-56 of the Land Use Bylaw.
- e) 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.