

Section 96A Commercial Recreation District - CRRSA

96A.1 Purpose

To provide for all forms of recreation uses in a comprehensively planned manner in order minimize impacts, such as noise and traffic, on surrounding land uses.

96A.2 Area of Application

The Commercial Recreation District shall only be applied within the Rural Service Area Overlay area as defined in Schedule L of this Bylaw.

96A.3 Permitted Uses	
<ul style="list-style-type: none"> • Commercial Entertainment Facility • Commercial Recreation Facility, Indoor • Commercial Recreation Facility, Outdoor 	<ul style="list-style-type: none"> • Community Recreation Facility • Community Service Facility • Public Utility
96A.4 Discretionary Uses - Development Officer	
<ul style="list-style-type: none"> • Accessory Building or Structure • Child Care Facility • Commercial Riding Stable • Commercial Recreational Facility, Amusement Park (Bylaw C-1260-151-April 4, 2022) 	<ul style="list-style-type: none"> • Extensive Recreation • Guest Ranch • Recreational Use, Intensive • Surveillance Suite/ Caretaker's Residence
96A.5 Discretionary Uses - Committee	
<ul style="list-style-type: none"> • Cemetery 	

96A.6 Site Standards

In addition to the Regulations contained in Parts Seven, Eight, and Nine, the following standards shall apply.

a)	Front Yard:	6.1m
b)	Side Yard:	3m
c)	Rear Yard:	7.6m

96A.7 Additional Requirements

- a. All signs proposed for a development shall comply with the requirements of Schedule B - Signs;
- b. All development permit applications affected by the High visibility Corridor Overlay shall comply with the requirements of Schedule C - High Visibility Corridor Overlay;
- c. If a development in this District abuts a residential district, the abutting yard of such a development shall be a minimum of 4.6m and shall be landscaped, in addition to the requirements of Section 96A.8 (Landscaping Requirements), to the satisfaction of the Development Authority and in accordance with Part Eight. As well, a solid screened fence of at least 1.9m in height shall be provided; and
- d. The site plan, relationship between buildings, structures and open space, the treatment of buildings, the provision, and architecture of landscaped open space, and the parking layout shall be subject to approval by the Development Authority.

96A.8 Landscaping Requirements

Landscaping Requirements shall be at the discretion of the Development Authority.

(Bylaw C-1260-98 - December 13, 2021)