



**DRAFT - Proposed Bylaw 2023-08  
Amendments (Redlined)**

# PARKLAND COUNTY LAND USE BYLAW

BYLAW 2017-18

*One Parkland: Powerfully Connected.*

**Consolidated for convenience only. Current as of June 19, 2020.**

In the event of a discrepancy between this consolidated Bylaw and the original Bylaws, the latter shall apply.



## 5.12 TCRR - Trestle Creek Recreational Resort District

### 1. Purpose

This District is intended to accommodate the development of a four-season, fully serviced, Bareland Condominium recreational resort community in a golf course setting. The development will offer various forms of non-permanent resort-style accommodations accompanied by complementary recreational, commercial, and tourist services.

### 2. Application

This District shall apply to the lands legally described as Section 12-53-7-W5M, excepting thereout Plan 892 2182, Block 1. The area designated as TCRR – Trestle Creek Recreational Resort District encompasses Sub-Districts: R - Recreational, RRA – Resort Residential Accommodation and C - Commercial as shown on Schedule L Trestle Creek Land Use Map. A Conceptual Scheme for the development, encompassing the entire tract of land, shall be adopted by Council, and amended as needed to support a comprehensive planned development.

### 3. Uses

#### a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within Subsection 8.4.3 b) c) and d) shall ensure:

- i) That Accommodation and Convention Services shall include a maximum of one hotel that is limited to no more than 70 rooms for temporary accommodation.
- ii) That a Dormitory shall mean sleeping units used exclusively for the accommodation of staff employed at businesses within the TCRR District due to its remote location.
- iii) That General Commercial Retail Services be limited to a facility where patrons wash, dry, or dry clean clothing or other fabrics in machines operated by customers on the premises (i.e. laundromat).
- iv) Where listed within this District, the following uses are to provide services directly related to recreational, tourist, or convention purposes:
  - (1) Day Care Services
  - (2) Bed and Breakfast
- v) That a Wind Energy Converter System – Minor, as a Discretionary Use, is limited to no more than one system.

#### b) R – Recreational Sub-District

i) PERMITTED USES	ii) DISCRETIONARY USES
Campground, Destination Community Recreation Services Outdoor Participant Recreation Services Recreational Unit, Park Model	Convenience Retail Services Day Care Services (See Fundamental Use Provision) Indoor Eating Establishment

i) PERMITTED USES	ii) DISCRETIONARY USES
Semi-Public Use Utility Services – Minor Infrastructure Accessory uses for the uses listed in 8.4.3 b) ii)	Indoor Participant Recreation Services Outdoor Eating Establishment Personal and Health Care Services Recreational Vehicle Storage Religious Assembly Service Station Show Home Utility Services – Major Infrastructure Wind Energy Converter System – Minor (See Fundamental Use Provision) Accessory uses for the uses listed in 8.4.3 b) iii)

c) RRA – Resort Residential Accommodation Sub-District

i) PERMITTED USES	ii) DISCRETIONARY USES
Dormitory (See Fundamental Use Provision) Outdoor Participant Recreation Services Resort Residential, Single Detached Resort Residential, Duplex Resort Residential, Row Housing Resort Residential, Apartment Show Home Utility Services – Minor Infrastructure Accessory Uses for the uses listed in 8.4.3c) i)	Bed and Breakfast (See Fundamental Use Provision) Day Care Services (See Fundamental Use Provision) Religious Assembly Resort Residential, Secondary Suite Utility Services – Major Infrastructure Accessory Uses for the uses listed in 8.4.3 c) ii)

d) C – Commercial Sub-District

i) PERMITTED USES	ii) DISCRETIONARY USES
Accommodation and Convention Services (See Fundamental Use Provision) Community Recreation Services Convenience Retail Services Day Care Services (See Fundamental Use Provision) Dormitory (See Fundamental Use Provision)	Day Care Services (See Fundamental Use Provision) Riding Arena Recreational Vehicle Storage Utility Services – Major Infrastructure Wind Energy Converter System – Minor (See Fundamental Use Provision) Accessory Uses for the uses listed in 8.4.3 d) ii)

i) PERMITTED USES	ii) DISCRETIONARY USES
General Commercial Retail Services (See Fundamental Use Provision) Indoor Eating Establishment Indoor Participant Recreation Services Retail Liquor Sales Outdoor Eating Establishments Outdoor Participant Recreation Services Personal and Health Care Services Religious Assembly Recycling Depot - Minor Security Suite Semi-Public Use Service Station Utility Services – Minor Infrastructure Accessory Uses for the uses listed in 8.4.3 d) i)	

#### 4. Subdivision

- a) General Bareland Condominium Regulations
  - i) All subdivision of the lands within Section 12-53-7-W5M, excepting thereout Plan 892 2182, Block 1, shall be registered as Bareland Condominium land tenure per the Trestle Creek Golf Resort Conceptual Scheme.
  - ii) A Bareland Condominium plan shall be treated in all respects as though it were a plan of subdivision and shall comply with all requirements for subdivision including, but not limited to, adequate pedestrian and vehicle access; provision of supply of potable water, sanitary sewer, storm drainage and electrical power and natural gas service; and sequencing and timing of construction of all buildings and services.
  - iii) Subdivision applications may be subject to entering into a Development Agreement with Parkland County Council as a condition of subdivision.
  - iv) A minimum of 10% of the gross condominium area shall be set aside for common space recreation area and no portion of any condominium unit shall be included in this open space.
- b) Servicing Regulations
  - i) Sanitary Sewer shall be provided in compliance with the Alberta Private Sewage Systems Chapter/Regulation 196/2015 and to the satisfaction of the Subdivision Authority and/or Development Authority.
  - ii) For all developments, the availability and suitability of on-site water shall be confirmed and shall be licensed pursuant to the provisions of the Water Act.

- iii) For all developments, surface storm water shall be retained, managed and released in accordance with Alberta Environment and Parks guidelines. The neighbouring land to the development shall not be adversely affected by surface drainage from development in this District.
  - iv) Utility right-of-ways and/or easements may also be required as a condition of approval for new subdivisions or development to allow for connection to a municipal or regional water and/or wastewater system.
  - v) All communal servicing systems shall be operated and maintained by a condominium corporation or other private entity and follow all applicable provincial and federal permits and standards for operation.
  - vi) A fire safety program for the Resort shall be developed in consultation with the local fire department and, where required, Alberta Environment and Parks.
- c) Environmental Regulations
- i) Development shall encourage preservation of on-site trees.
  - ii) Environmental setbacks from waterbodies and sensitive natural areas including slopes will be maintained in accordance with biophysical studies and the Provincial regulations for private and common properties. Vegetation and trees along slope areas shall be retained to the greatest extent possible.
  - iii) All environmental reserve easement areas, common areas and open spaces shall retain on-site vegetation and trees to the greatest extent possible, unless required to be removed in accordance with a fire safety program.
- d) R – Recreational District Condominium Regulations
- i) Unit Area Requirement
    - (1) A minimum Bareland Condominium Unit area of 235.0 m<sup>2</sup> shall be required for each Unit intended for Recreational Vehicle or Recreational Unit, Park Model use.
    - (2) For all other Permitted and Discretionary Uses, the Subdivision Authority shall determine the minimum and maximum Unit area requirements.
  - ii) Unit Density Requirement
    - (1) For all Permitted and Discretionary Uses, the Subdivision Authority shall determine the Unit density requirement.
- e) RRA – Resort Residential Accommodation District Condominium Regulations
- i) Unit Area Requirement
    - (1) For Resort Residential, Single Detached, a minimum Unit area of 294.0 m<sup>2</sup> shall be required for each Bareland Condominium Unit.
    - (2) For Resort Residential, Duplex (Side by Side) and Row Housing (Dwelling Unit, Internal), a minimum Unit area of 197.0 m<sup>2</sup> shall be required for each Bareland Condominium Unit.
    - (3) For Resort Residential, Duplex (Side by Side) and Row Housing (Dwelling Unit, End), a minimum Unit area of 229.0 m<sup>2</sup> shall be required for each Bareland Condominium Unit.
    - (4) For Resort Residential, Apartment, a minimum Unit area of 640.0 m<sup>2</sup> shall be required for each Bareland Condominium Unit.

ii) Unit Width and Depth Requirements

- (1) For Resort Residential, Single Detached, minimum Unit width shall be 10.4 m and Unit depth shall be 27.0 m.
- (2) For Resort Residential, Duplex (Side by Side), minimum Unit width shall be 7.3 m and Unit depth shall be 27.0 m.
- (3) For Resort Residential, Row Housing
  - a. For an Internal Unit, minimum width shall be 6.0 m and Unit depth shall be 27.0m.
  - b. For an End Unit, minimum width shall be 7.3 m and Unit depth shall be 27.0 m.
- (4) For Resort Residential, Apartment, minimum Unit width shall be 20.0 m and Unit depth shall be 32.0 m.

iii) Density Requirements

- (1) For Resort Residential, Single Detached, a maximum of 20 Units per ha shall be required.
- (2) For Resort Residential, Duplex, a maximum of 20 Units per ha shall be required.
- (3) For Resort Residential, Row Housing, a maximum of 40 Units per ha shall be required.
- (4) For Resort Residential, Apartment, a maximum of 85 Units per ha shall be required.

f) C – Commercial Condominium Regulations

i) Unit Area Requirement

- (1) Minimum Bareland Condominium Unit width shall be 6.0 m.
- (2) Minimum Bareland Condominium Unit depth shall be 30.0 m.

## 5. Development Regulations

a) Unit Coverage

i) R – Recreational Sub-District

- (1) Recreation Vehicle(s), Recreational Unit, Park Model(s) and Building(s) shall not cover more than 65% of a Bareland Condominium Unit.

ii) RRA - Resort Residential Accommodation Sub-District

- (1) Resort Residential, Single Detached and Resort Residential, Duplex shall not cover more than 50% of a Bareland Condominium Unit.
- (2) Resort Residential, Row Housing (Internal Unit) shall not cover more than 60% of a Bareland Condominium Unit.
- (3) Resort Residential, Row Housing (End Unit) shall not cover more than 55% of a Bareland Condominium Unit.
- (4) Resort Residential, Apartment shall not cover more than 60% of a Bareland Condominium Unit.

iii) C – Commercial Sub-District

- (1) Bareland Condominium Unit coverage shall be at the discretion of the Development Authority and take into consideration on and off-street parking, loading, storage, and waste disposal requirements.
- b) Development Setbacks:
- i) Development Setbacks adjacent to the external boundary of the TCRR District:
    - (1) A minimum setback of 45.0 m shall be provided from the Property Line adjacent to Range Road 70 right-of-way.
    - (2) A minimum setback of 20.0 m shall be provided from the Property Line adjacent to Township Road 532 and Range Road 71 right-of-way.
    - (3) A minimum setback of 6.0 m shall be provided from the side or rear edge, not adjacent to any municipal roadway.
  - ii) R – Recreational Sub-District
    - (1) A minimum front yard Setback shall be 3.5 m from an internal subdivision road.
    - (2) A minimum side yard Setback shall be 1.0 m.
    - (3) A minimum rear yard Setback shall be 1.0 m.
    - (4) For Discretionary Uses, the Development Authority shall determine the minimum building setback.
  - iii) RRA - Resort Residential Accommodation Sub-District
    - (1) Development Setbacks for Resort Residential, Single Detached:
      - a. The minimum front yard Setback shall be 3.5 m.
      - b. The minimum distance between the front property line and the overhead door of an attached Garage shall be 7.5 m.
      - c. The minimum side yard Setback shall be 2.4 m.
      - d. The minimum rear yard Setback shall be 7.5 m.
      - e. The Development Authority may vary the setback requirements for corner or double fronting Units.
    - (2) Development Setbacks for Resort Residential, Duplex and Resort Residential, Row Housing:
      - a. The minimum front yard Setback shall be 3.0 m.
      - b. The minimum front yard Setback for a flanking front yard shall be 3.0m.
      - c. The minimum side yard Setback shall be 1.2 m.
      - d. The minimum rear yard Setback shall be 7.5 m.
      - e. The Development Authority may vary the setback requirements for corner or double fronting Units.
      - f. Where a Resort Residential, Row Housing development has been subject to a condominium plan or bareland condominium plan, minimum Setbacks shall be measured from the individual buildings to the boundaries of the plan. There shall be no minimum Setback requirements between the individual buildings and the condominium unit boundaries, except as required by Alberta Safety Codes.
    - (3) Development Setbacks for Resort Residential, Apartment:

- a. The minimum front yard Setback for a Resort Residential, Apartment two storeys or less in height shall be 3.0 m.
  - b. The minimum front yard Setback for a Resort Residential, Apartment three storeys or greater in height shall be 5.5 m.
  - c. The minimum side yard Setback shall be 1.5 m or 40% of the Building Height, whichever is greater.
  - d. The minimum rear yard Setback shall be 7.5 m.
  - e. The Development Authority may vary the setback requirements for corner or double fronting Units.
  - f. Where a Resort Residential, Apartment development has been subject to a condominium plan or bareland condominium plan, minimum Setbacks shall be measured from the individual buildings to the boundaries of the plan. There shall be no minimum Setback requirements between the individual buildings and the condominium unit boundaries, except as required by Alberta Safety Codes.
- (4) Minimum Setbacks for Accessory Buildings:
- a. The minimum front yard Setback shall be 3.0 m.
  - b. The minimum front yard Setback shall be 1.0 m for a flanking front yard.
  - c. The minimum side yard Setback for an internal Unit shall be 0.0 m.
  - d. The minimum side yard Setback for an end Unit shall be 1.0 m.
  - e. The minimum rear yard Setback shall be 1.0 m.
- iv) C – Commercial Sub-District
- (1) No minimum yard setbacks are required, except where development abuts Resort Residential Accommodation use, park, open space or an environmental reserve easement area. There shall be no minimum Setback requirements between the individual buildings and the condominium unit boundaries, except as required by Alberta Safety Codes.
  - (2) When abutting a Resort Residential Accommodation use, park, open space, or environmental reserve easement area a minimum side yard Setback shall be 1.5 m or 40% of the height of the building, whichever is greater.
- c) Building Height
- i) R - Recreational Sub-District
    - (1) The maximum Building Height for an Accessory Building shall be 4.0 m.
    - (2) For all other Permitted or Discretionary uses, the maximum Building Height shall be at the discretion of the Development Authority.
  - ii) RRA - Resort Residential Accommodation Sub-District
    - (1) The maximum Building Height for Resort Residential, Single Detached; Resort Residential; Duplex; and Resort Residential, Row Housing shall be 12.0 m.
    - (2) The maximum Building Height for Resort Residential, Apartment shall be 19.0 m.
    - (3) The maximum Building Height for an Accessory Building shall be 4.0 m.
  - iii) C – Commercial Sub-District



- (1) The maximum Building Height for Accommodation and Convention Centre Use shall be 19.0 m.
- (2) For all other commercial uses, the maximum Building Height shall be 10.6 m.
- (3) The maximum Building Height for an Accessory Building shall be 4.0 m.

## 6. Other Development Regulations

- a) Development of land within a Bareland Condominium shall be considered the same as the development of land within a fee simple subdivision, with each unit of land treated as an individual Parcel.
- b) With the exception of common property lines on built forms that necessitate common party walls (such as Resort Residential, Duplex or Row Housing), no building on a bareland condominium unit may encroach on any property line, utility easement, or right-of-way.
- c) All developments within this District shall comply with Subsection 11.2 of this Bylaw. The condominium association may impose additional development and architectural guidelines, which shall be consistent with the provisions of this District.
- d) Accessory Buildings:
  - i) Accessory Buildings shall not be used for accommodation purposes.
  - ii) No more than two accessory buildings shall be permitted per Bareland Condominium Unit for Recreational Vehicle or Recreation Unit, Park Model use within the R - Recreational Sub-District.
  - iii) The maximum floor area for an Accessory Building shall not exceed 50 m<sup>2</sup>.
  - iv) Accessory Buildings shall be located within the rear yard or side yard only.
- e) A central garbage disposal area shall be provided for the TCRR District. No individual garbage pickup areas or outdoor storage areas shall be developed within 3.0 m of any Dwelling.
- f) C – Commercial Sub-District Landscaping and Other Regulations:
  - i) As required by the Development Authority, all required yards and all open spaces on the parcel, excluding parking spaces, on site circulation, outdoor storage, display and service area, shall be landscaped in accordance with the approved landscape plan.
  - ii) Landscaping standards shall comply with Subsection 13.2 of this Bylaw.
  - iii) The location of rooftop mechanical equipment, exhaust fans, and other sources of noise and odour must be oriented to reduce adverse effects on surrounding properties and amenity areas.
  - iv) Garbage must be located in a storage bay within, or attached to, the principal building; or within a freestanding wildlife proof enclosure to the satisfaction of the Development Authority.
- g) Pursuant to the Municipal Development Plan, the Development Authority may request an emergency response plan as a condition of a Development Permit to ensure that emergency service requirements for fire, rescue, and ambulance are met due to the Resort's remote location.

- h) Fire protection measures are to be provided to the satisfaction of the Development Authority, and may be included as a condition of a development permit as deemed necessary by the Development Authority.
- i) Pursuant to the Municipal Development Plan, a bio-physical assessment may be required for a site proposed for a multi-parcel (Bareland Condominium Unit) subdivision or a major development if all or part of the site is located within areas defined as environmentally significant in the Environmental Conservation Plan, is located within 0.8 km of areas defined as environmentally significant in the Environmental Conservation Plan, or contains natural features such as sloughs or extensive tree cover.
  - i) The biophysical assessment shall identify and evaluate the environmental significance and sensitivity of existing vegetation, wetlands, other water features, wildlife habitat and unique physical features, and shall recommend appropriate measures for protecting significant features.
- j) All the uses in this District are subject to the appropriate provisions and requirements contained within PART 3 –DEVELOPMENT REGULATIONS.
  - i) For General Regulations refer to Section 11.0.
  - ii) For Specific Use Regulations refer to Section 12.0.
  - iii) For Landscaping Regulations refer to Section 13.0.
  - iv) Each Bareland Condominium Unit for Recreational Vehicle, Recreational Unit, Park Model or Resort Residential, Single Detached, Resort Residential, Duplex or Resort Residential, Row Housing use shall have a minimum of two off-street passenger vehicle parking spaces per Dwelling. Parking and loading spaces for commercial and recreational uses shall comply with Section 14 of this Bylaw or as required by the Development Authority.
  - v) For Signs refer to Section 15.0

## 7. Special Regulations

- a) The Subdivision Authority and/or Development Authority may decide on such other requirements as are necessary having due regard to the nature of the proposed development, the Purpose of this District, and the land use planning direction established in the Trestle Creek Golf Resort Conceptual Scheme, as may be amended from time to time.

## SECTION 13 LANDSCAPING

### 13.1 General Landscaping Regulations

1. The Development Authority may require that site landscaping be provided in conjunction with, and addressed as part of, any development permit in industrial and commercial districts except for an agricultural operation. The intent of site landscaping is to contribute to a reasonable standard of appearance for developments from the initial placement of landscaping through to its mature state, provide a positive overall image for the County, and encourage good environmental stewardship.
  - a) Landscaping shall be required as a condition of a development permit involving existing development if the consequence of the proposed development enlarges or increases the intensity of use as determined by the Development Authority.
2. As a condition of the development permit for all development, the Development Authority shall require all landscaping to be completed within one (1) year of the issuance of the Development Completion Certificate. This includes paving required for a commercial business operation and if necessary, landscaping as per a landscape plan submitted as part of the development permit consistent with Subsection 13.4 to the satisfaction of the Development Authority. The owner, developer and/or successor or assignees, shall be solely responsible for the necessary landscaping and proper maintenance of the development Parcel.
  - a) The provision of site landscaping is a permanent obligation of a development permit and shall be installed and maintained in accordance with accepted horticultural practices and consistent with the approved landscape plan, if it is required as a condition of the development permit.
3. As per Parkland County Policy all commercial and industrial outdoor lighting installations and outdoor luminary replacements requiring an electrical permit shall be Dark Sky compliant.

### 13.2 Commercial Landscaping Requirements

1. Notwithstanding the remainder of this Section, all development on lands designated LC – Local Commercial, HC – Highway Commercial, ~~or~~ RIC – Rural Industrial/Commercial District, **or commercial developments within the TCRR – Trestle Creek Recreational Resort District** shall be subject to the following landscape standards:

Table 13.2-1: LC, HC, and RIC Landscape Standards

PLANTING	STANDARD
Minimum Landscaping Area for Commercial Sites	On sites smaller than 1.0 ha, a minimum of 10%, or as otherwise required by the Development Authority, of the site area shall be landscaped.
	On sites larger than 1.0 ha, a minimum of 60%, or as otherwise required by the Development Authority, of the required front and side yard Setbacks of the site shall be landscaped.
Minimum Landscaping Area for Commercial Parking Lots	For a parking and loading requiring 40 or more parking spaces, a minimum landscaped area of 1.0 m <sup>2</sup> per on-site parking space shall be provided for visual relief from the expanse of hard surfacing.

- d. a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

**DEVELOPMENT AUTHORITY** means a Development Authority established pursuant to Section 2.1 of this Bylaw.

**DEVELOPMENT PERMIT** means a document that is issued pursuant to this Bylaw authorizing a development.

**DISCONTINUED** means the time at which, in the opinion of the Development Authority, substantial construction activity or a non-conforming use or conforming use has ceased.

**DOUBLE FRONTING LOT** means a corner lot which abuts two public roadways, excluding lane, but also includes a site which abuts two public roadways which are parallel or nearly parallel where abutting the site.

**DWELLING OR DWELLING UNIT** means a building or a portion of a building containing one or more habitable rooms that constitute a self-contained living accommodation unit having sleeping, cooking and toilet facilities and intended as a permanent residence.

**DWELLING, END** means the last Dwelling on each end of a row housing or similar development.

**DWELLING, INTERNAL** means a Dwelling that is bounded by other Dwellings on both sides within a row housing or similar development.

**DWELLING UNIT, ADDITIONAL** means a second dwelling on Parcels 28.3 ha, or greater, where a principal building is located.



**EASEMENT** means a right to use land, generally for access to other property or as a right-of-way for a public utility.

**EAVES** means the projecting overhang at the lower edge of a roof.

**EXCAVATION** means the removal of earthen materials for the purpose of leveling lands or the digging of a hole or cavity for the purpose of a dugout or pond not exempt in Section 16.2.



**FARMSTEAD** means the habitable residence and other improvements used in connection with the raising or production of crops, livestock or poultry, and situated on the same land used in connection with the above farming operations.

**FENCE** means a vertical physical barrier constructed to prevent visual intrusions, unauthorized access, or to provide sound abatement.



**DAY CARE SERVICES** means development licensed by the Province to provide daytime personal care and education to children or elderly persons, but does not include overnight accommodation. Typical facilities would include daycare or "elder care" centres, day nurseries, family day home child care for seven (7) or more children, kindergartens, nursery schools and play schools.

**DETENTION AND CORRECTION SERVICES** means development for the purpose of holding or confining and treating or rehabilitating persons. Typical facilities would include prisons, mental institutions, jails, remand centres, asylums and correction centres.

**DORMITORY** means a building or portion thereof in which sleeping units are provided by business within the TCRR District as staff accommodation and can include bathroom, kitchen, dining, and common areas within the building.

**DRIVE THROUGH BUSINESS** means an establishment that services customers travelling in motor vehicles driven onto the Parcel where such business is carried on, where normally the customer either remains in the vehicle for service or parks his vehicle for a short period for the purpose of doing business at the premises. Service Stations are included in this use class.

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**DRIVE-THROUGH VEHICLE SERVICE** means development providing rapid cleaning, lubrication, and maintenance or repair services to motor vehicles, where the customer typically remains within their vehicle or waits on the premises.

**DRY-WASTE LANDFILL** means any landfill development wherein only solid, inert waste/garbage is placed, and which is not reasonably expected to undergo physical, chemical and/or biological changes to such an extent as to originate substances which may have a negative environmental impact. Clay, sand, silt, gravel and other naturally occurring, uncontaminated aggregate fill materials are not considered dry-waste landfill for the purposes of this Bylaw.

**DWELLING, DUPLEX** means a Development consisting of a residential Building containing only two dwellings placed side by side or with one dwelling placed over the other in whole or in part, with individual and separate access to each dwelling. This type of development shall be designed and constructed as two dwellings at the time of initial construction of the building and intended as a permanent residence. It is also known as semi-detached dwelling.

**DWELLING, FOURPLEX** means a Development consisting of a residential Building containing four Dwelling Units located immediately adjacent to each other and sharing a common wall and each having a separate entrance at grade and intended as a permanent residence.

**DWELLING, ROW HOUSING** means a Development consisting of a residential Building designed and built to contain three or more Dwelling Units with a separate exterior entrance at grade that shares no more than two party walls with adjacent Dwelling Units and intended as a permanent residence. No part of a Dwelling Unit is placed over another in part or in whole and every Dwelling Unit shall have separate, individual direct access to grade. For the purposes of this Bylaw, garden linked, row and townhouse units are considered to be row housing dwellings. Row housing units are adjoined by a vertical party wall that is insulated against sound transmission. Row housing units have the following features:

arrangements with the public authority owning the park. Typical uses include tot lots, band shells, picnic grounds, pedestrian trails and paths, landscaped buffers, playgrounds and water features.

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**PERSONAL AND HEALTH CARE SERVICES** means development used for the provision of physical and mental health services on an out-patient basis, of a preventative, diagnostic treatment, therapeutic, rehabilitator or counseling nature. It may also mean development related to the care and appearance of the body.

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**PROFESSIONAL, BUSINESS, FINANCIAL AND OFFICE SUPPORT SERVICES** means development primarily used for the provision of services to businesses, professional, management, administrative, consulting and financial services.



**RECREATIONAL UNIT, PARK MODEL** means a recreational unit that is designed for seasonal use, generally in just one location, and built to the CSA Z-241 Standard. It is built on a single chassis mounted on wheels, which may be removed. It is designed to facilitate occasional relocation, with living quarters for seasonal use, and must be connected to those utilities necessary for the operation of fixtures and appliances.

**RECREATIONAL VEHICLE STORAGE** means development of a yard for the outdoor storage of more than five Recreational Vehicles or Recreational Equipment or combination thereof. This use does not include the sale, service, restoration, inspection and/or mechanical repair of the recreational units.

**RECYCLING DEPOT - MAJOR** means a development consisting of a principal building used for the enclosed/interior receiving, sorting, and storage of materials for recycling, prior to their removal for processing on a different Parcel. The materials may include dimensional lumber, drywall, asphalt shingles, asphalt and concrete, scrap metal, plastics, wire and cardboard, but must not include adhesives or sealants, aerosols, motor vehicles or motor vehicle parts, tires or petroleum and petroleum based products. This use class is not a landfill, waste disposal facility or recycling plant for any materials or components of these materials. This use class does not include composting.

**RECYCLING DEPOT - MINOR** means development used for the buying and temporary storage of bottles, cans, tetra-packs, newspapers and similar household goods for reuse, where all storage is contained within an enclosed building.

**RELIGIOUS ASSEMBLY** means development owned by a religious organization used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms, classrooms, dormitories and other buildings. Typical facilities would include churches, chapels, mosques, temples, synagogues, parish halls, convents and monasteries.

**RESIDENTIAL CARE FACILITY** means housing within a single detached housing form that allows for congregate living for residents who require some need for support services to maintain their social and functional independence.

**RESORT RESIDENTIAL, APARTMENT** means a development consisting of at least three (3) Dwelling Units contained on a single Bareland Condominium Unit within a building in which the Dwelling Units are arranged in a horizontal or vertical configuration which share a common hallway and access and each

dwelling is separated from any other dwelling by one or more horizontal or vertical common fire separation as required by the Safety Codes Act. Resort Residential Accommodation, Apartment is intended for recreational accommodation and shall be part of a comprehensively planned and operated development offering recreational, educational, or cultural facilities.

**RESORT RESIDENTIAL, DUPLEX** means a development consisting of a residential building containing two dwellings placed side by side or with one dwelling placed over the other in whole or in part and each dwelling is separated from any other dwelling by one or more horizontal or vertical common fire separation as required by the Safety Codes Act. Each dwelling has separate, individual, and direct access. A Resort Residential Accommodation, Duplex is intended for recreational accommodation and shall be part of a comprehensively planned and operated development offering recreational, educational, or cultural facilities.

**RESORT RESIDENTIAL, ROW HOUSING** means a development consisting of a residential building containing a row of three or more dwellings joined in whole or in part at the side only with no dwelling being placed over another and each dwelling is separated from any other dwelling by one or more vertical common fire separation as required by the Safety Codes Act. Each dwelling has separate, individual, and direct access. Resort Residential Accommodation, Row Housing is intended for recreational accommodation shall be part of a comprehensively planned and operated development offering recreational, educational, or cultural facilities.

**RESORT RESIDENTIAL, SECONDARY SUITE** means a development consisting of:

- a. an additional Dwelling Unit located within and Accessory to Resort Residential, Single Detached; or
- b. a Garage Suite that is Accessory to a Resort Residential, Single Detached; or
- c. a Garden Suite, that is Accessory to a Resort Residential, Single Detached and located on a Bareland Condominium Unit greater than 0.8 ha in area.

A Resort Residential, Secondary Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal on-site Dwelling Unit. A Resort Residential, Secondary Suite shall have a separate entrance from the entrance of Resort Residential, Single Detached, either from a common indoor landing or directly into the Resort Residential, Secondary Suite. This use does not include Boarding Houses.

**RESORT RESIDENTIAL, SINGLE DETACHED** means a development consisting of a residential building containing one dwelling and is separated from any other dwelling. A Resort Residential, Single Detached is intended for recreational accommodation and shall be part of a comprehensively planned and operated development offering recreational, educational, or cultural facilities.

**RIDING ARENA** means a building or an area of land used for the purposes of training, exercising, handling, and care of horses.



**SECONDARY SUITE** means a development consisting of:

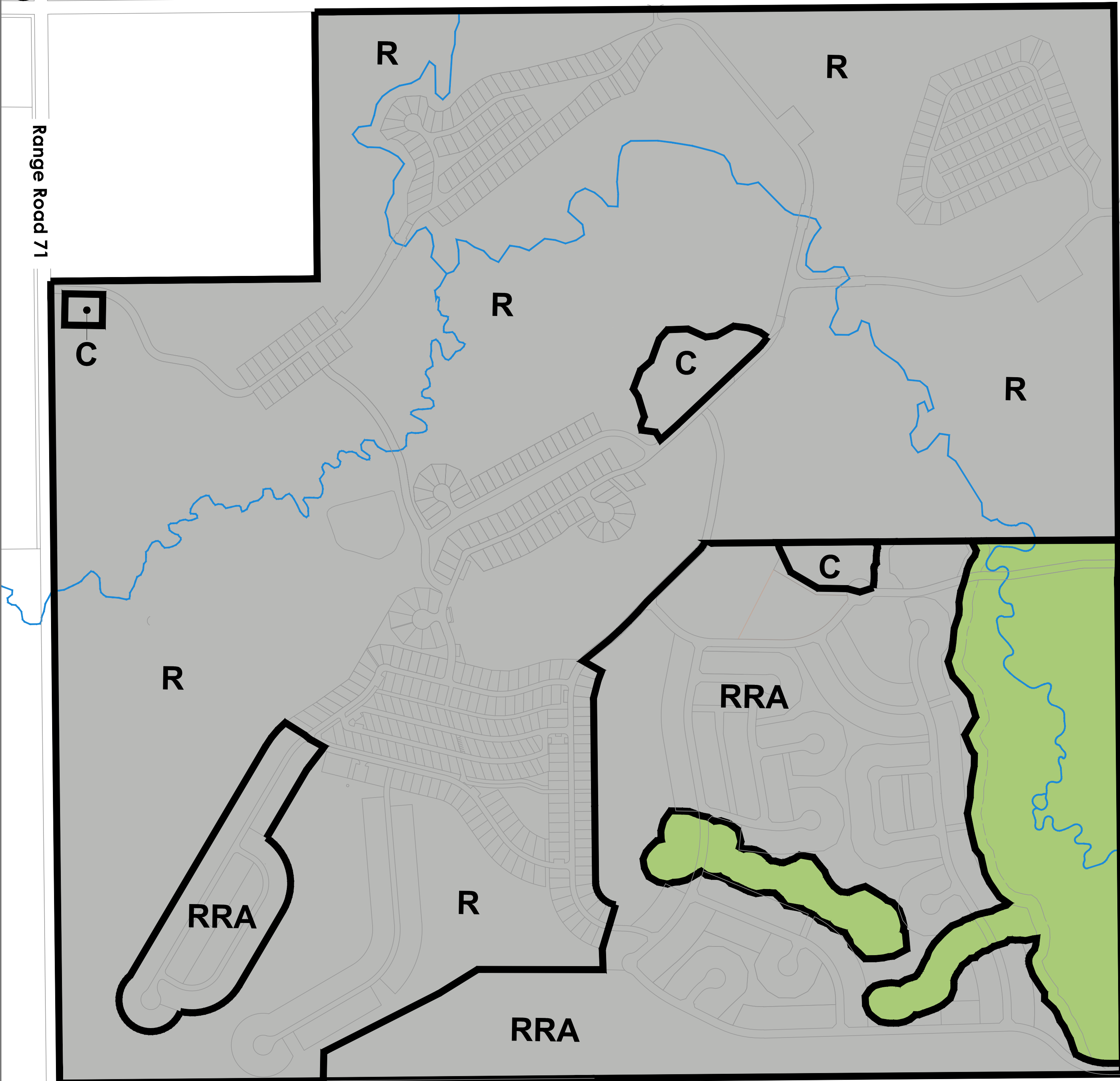
- d. an additional Dwelling Unit located within and Accessory to a Dwelling, Single Detached;



Township Road 532

Range Road 71

Range Road 70



Please Note: Layout of future areas are conceptual at this time and subject to change.

### Legend

Land Use

R - Recreational

RRA - Resort Residential Accommodation

C - Commercial

Schedule "L"

## Trestle Creek Recreational Resort Land Use District Map

Parkland County  
Land Use Bylaw