

## RURAL RECREATION 2 – RR-2

### 1. INTENT

The intent of the Rural Recreation 2 (RR-2) district is to facilitate the development of single family residence or similar fixed roofed structures providing for recreational or seasonal accommodation on leased lands.

### 2. USES

#### 2.1 Permitted Uses

Ready-to-move home  
Single-detached residence

#### 2.2 Discretionary Uses

Accessory buildings and uses (see Section 32)  
Campground (see Sections 44.11 - 44.15)  
Commercial / Private recreation  
Home occupation (see Section 43)  
Manufactured home, singlewide and doublewide (see Section 50)  
Moved-in residential building  
Public utility  
Recreation facility  
Recreation vehicle park  
Retail store  
Uses deemed similar by the MPC

### 3. USE RESTRICTIONS AND DEVELOPMENT REQUIREMENTS – General

- 3.1 Residential development, including replacement dwellings or manufactured homes, shall not be allowed unless:
- (a) the Development Authority is satisfied that satisfactory arrangements have been made for sewage disposal and water supply; and
  - (b) a near surface water table test and a percolation test are provided to the satisfaction of the Development Authority; and
  - (c) a detailed site plan is submitted providing: lot size, number of lots, configuration of the lots, road system, the provision of water supply, treatment of sewer; and
  - (d) any other information the Development Authority considers appropriate.
- 3.2 Minimum site size – as required by the Development Authority.

### 4. USE RESTRICTIONS AND DEVELOPMENT REQUIREMENTS – Lee Lake

4.1 Maximum Dwelling Units: 55 within this area

#### 4.2 Setback Requirements

Setback from private roadway, other than a driveway: 16 m (52.5 ft.) from the centerline of the roadway  
Setback from side site boundary: 2.4 m (7.9 ft.)

Setback from the property boundary: as required by the Development Authority  
Setback from public roadway: 50 m (164 ft.)

4.3 Maximum Building Height

Residences or dwellings: 8.5 m (27.9 ft.)  
Accessory buildings: 4.6 m (15.1 ft.)  
Other buildings: as required by the Development Authority  
Fences and gates: shall generally be discouraged

**5. USE RESTRICTIONS AND DEVELOPMENT REQUIREMENTS – Chinook Park Estates**

5.1 Maximum Dwelling Units: to a maximum of 77 units within this area

5.2 Setback Requirements

Setback from front site boundary: 6.5 m (21.3 ft.)  
Setback from side site boundary: 1.5 m (4.9 ft.)  
Setback from rear site boundary: 7.5 m (24.6 ft.)

5.3 Maximum Building Height

- (a) Dwelling unit on perimeter Lots 12 to 28, 91 to 96, 151, 153, 155, 157, 159, 161, 163 to 165: 1.5 storeys and 7.9 m (25.9 ft.) (see Figures 5 and 6)
- (b) Dwelling unit on lots not noted in (a) above: 1 storey and 6 m (19.7 ft.)
- (c) Basements shall not project more than 1.2 m (3.9 ft.) from the ground at the low point of grade.

5.4 Fences and Gates

Front yard: fences in the front yard are prohibited  
Rear yard: maximum 1.8 m (5.9 ft.) in height

5.5 Prohibited Uses

Accessory buildings are not allowed in the Chinook Park Estates.

**6. REFUSE SCREENING AND STORAGE**

Refuse and garbage shall be kept in suitably-sized containers and it shall be effectively screened until such time as collection or disposal is possible.