

## **SECTION 15 - RECREATIONAL TRAILER PARK "RTP" ZONE**

### **15.1 GENERAL PROHIBITION**

Within a Recreational Trailer Park "RTP" Zone no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in subsection 2 of this Section and also accordance with the regulations contained or referred to in subsection 3 and 4 of this Section.

### **15.2 USES PERMITTED**

Dwelling unit, Accessory  
Accessory structures and buildings such as a Trailer Park management office, a Laundromat, washroom facilities, and a Retail Store not to exceed 75 square metres in Gross Floor Area.  
Trailer Park

### **15.3 ZONE REGULATIONS**

15.3.1 Minimum Lot Area 1.5 hectares

15.3.2 Access

A trailer park shall have access to an open and maintained public street.

15.3.3 Boundary Setback

No building or structure, shall be located within 9 metres of the Recreational Trailer Park (RTP) Zone boundary.

15.3.4 Services

A trailer park shall be serviced by communal water and sewage disposal facilities.

15.3.5 Building Height – Residential Unit

The height of an accessory dwelling unit in a trailer park shall not exceed 8 metres.

### 15.3.6 Flood Proofing

Notwithstanding the requirements of Section 4.32, all new buildings or structures shall be flood proofed to 0.2 metres above the maximum flood level.

### 15.3.7 Minimum Required Yards

Exterior side 5 metres

## 15.4 **ZONE EXCEPTIONS**

### 15.4.1 RTP-1 Zone

That in addition to the Zone provisions of Section 15.3 “Recreational Trailer Park: Zone Regulations”, the following zone provisions shall apply to the RTP-1 Zone:

a) Minimum Site Area	180 m <sup>2</sup>
b) Minimum Site Frontage	12 m
c) Minimum Site Depth	12 m
d) Minimum Setbacks	
i) Front Site Line	3.0 m
ii) Rear Site Line	0.3 m
iii) Interior Side Site Line	0.5 m
iv) Exterior Side Site Line	0.3 m

That a 15.0 metre Naturalized Landscaping Buffer (NLB) be placed along the outer shores (west side) of the marina (spit).

Naturalized Landscaping Buffer (NLB) means a natural area, adjacent to a shoreline, maintained or re-established in its natural predevelopment state or improved to an acceptable standard established in a site plan or development agreement for the purpose of protecting natural habitat and water quality and minimizing the visual impact of buildings and structures on a lot.