

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 ²
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.

That notwithstanding the provisions under Section 4.31 “Waterfront Lots” an 8.0 metre setback from the 178.0 G.S.C. elevation is permitted on the portion of lands within the marina on the protected basin side (east side) of the spit.