

## **REGIONAL DISTRICT OF KITIMAT-STIKINE**

### **POLICY GUIDELINE FOR REZONING APPLICATIONS FOR THE RURAL RESORT ZONE**

#### **Resolution # R399-1995**

##### **1. Intent**

The intent of the Rural Resort Zone is to allow, in a rural setting, the development of small-scale destination resorts with integrated facilities to accommodate and serve the recreational pursuits of tourists interested in outdoor activities.

##### **2. Application**

These policies for Rural Resort zone will apply in evaluating all rezoning applications. The policies do not apply to private land where there is no zoning in place. Where a rural resort is being proposed on crown land in an area where there is no zoning in place, these policies will form the basis of Regional District response to the crown land referral.

##### **3. Location**

It is acknowledged that there will be different types of resorts catering to different function. Generally, as a destination resort, it is expected that the resort will be located in proximity to some locational feature or natural amenity which provides the basis for the resort's destination. Based on the merits of the proposed development, the Regional Board may allow exceptions.

##### **4. Siting**

In order to preserve the scenic qualities of the region's highway corridors, namely Highway 16, Highway 37 and the Nisga'a Highway, rural resort developments should be some distance away from the highway right-of-way and adequately screened by natural vegetation. It is recognized that there may be special circumstances whereby the architectural merits of the development warrant exception to the screening requirements.

##### **5. Quality of Development**

Rural resorts should be built to quality standards. It is recognized that the ambience of rural resorts may vary considerably as each caters to its target clientele. In order to develop a positive image for the tourism industry in the Region, rural resort facilities should be built to provincial building code standards and be cognizant of service and convenience to clientele.

## **6. Information Required**

To accompany the rezoning application, the information provided should be sufficient to evaluate and give due consideration to the development proposal. The application should be accompanied by a site plan, drawn to scale, showing the property, the location of all proposed buildings and structures, water supply and sewage disposal, and utility lines. Floor plans and elevations of the building may be required. A report accompanying the application should describe the target clientele and intended operation of the resort. Where an application should describe the target clientele and intended operation of the resort. Where an application is requesting exemption from the general criteria for location, siting or quality due to special circumstances, the conditions warranting the special circumstance should be described.

## **7. Cabins**

Cabins in a rural resort zone should not be used as rental housing units. This is not intended to prevent the seasonal rental of cabins during the resort's off-season. To prevent long-term occupancy, the applicant may be required to provide assurance that cabins will not be rented for extended periods of time.

## **8. Signage**

The signage for a rural resort should be to serve as location indicator. Large signs, brightly lit signs and flashing signs should not be necessary for a destination resort.

## **9. Commercial Accommodation**

The rural resort zone should not be used as a pretext for general commercial accommodations. The rural resort zone is not to be used for motels, restaurants and other highway commercial uses.

**Adopted by the Board of the Regional District of Kitimat-Stikine on July 8, 1995**