

RECREATIONAL VEHICLE RESORT DISTRICT

R-RVR



7.10 RECREATIONAL VEHICLE RESORT DISTRICT (R-RVR)

1 PURPOSE

The purpose of the Recreational Vehicle Resort District is to provide an area that will facilitate recreational vehicle resort uses, and associated buildings through the bare land condominium tenure system.

2 USES

PERMITTED	DISCRETIONARY
Accessory building and use	Automotive gas bar
Amenity building	Alternative energy, microgeneration
Campground intermediate	Campground, major
Home based business, minor	Community facility
One Recreational Vehicle – Motorized or Towable per condominium unit	Eating and drinking establishment
One Recreational Vehicle – Park Model Recreational Unit per condominium unit	Golf course
One Recreational Vehicle – Park Model Trailer per condominium unit	Marina and/or boat rental
One addition to Park Model Recreational Unit per condominium unit	Mobile vendor
One addition to Park Model Trailer per condominium unit	Public utility
Park	Public utility building
Recreation equipment storage	Recreation facilities, outdoor
Show Home	Retail, minor
	Security/operator suite

3 REGULATIONS

(1) Minimum Site Area

- (a) All of the land contained in the existing titled area, unless otherwise approved by the Development Authority.

(2) Minimum Condominium Unit Area

- (a) Each condominium unit shall be a minimum of 278.72 m² (3,000 ft²) in area.

(3) Site Coverage

- (a) Setback distances for recreational vehicles, including park models, shall be applied to all tip outs, push outs, pull outs, additions, covered and/or enclosed decks, porches and/or verandas.

Condominium Units less than 371.61 m² (4000 ft²) in size

- (b) The area of land covered by structures located at or higher than 0.91 metres (3 feet) above grade shall not exceed 40% of the total condominium unit area to a maximum of 134.7 m² (1,450 ft²). This maximum site coverage shall include all recreational vehicles, including park models (this includes all tip outs, push outs, pull outs, additions, covered and/or enclosed decks, porches verandas), decks, accessory building, wood storage box, and gazebo.

Condominium Units more than 371.61 m² (4000 ft²) in size

- (c) The area of land covered by structures located at or higher than 0.91 metres (3 feet) above grade shall not exceed 40% of the total condominium unit area to a maximum of 148.7 m² (1,600 ft²). This maximum site coverage shall include all recreational vehicles, including park models (this includes all tip outs, push outs, pull outs, additions, covered and/or enclosed decks, porches verandas), decks, accessory building, wood storage box, and gazebo.

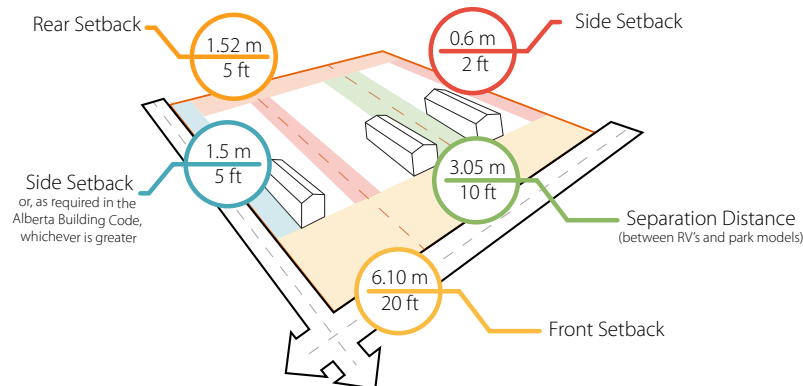
(4) Setbacks

- (a) The setback from property lines adjoining a right-of-way shall be in accordance with the District in which the right-of-way is located.
- (b) Setbacks from common property and other property lines shall be as follows:

All recreational vehicles, including park models

Front line	6.10 m (20 ft)
Side line	minimum of 0.6 m (2 ft) side yard on one side and on the opposite side, the recreational vehicle, including park model, shall not be closer than 1.5 m (5 ft) to the property line. Notwithstanding this, no recreational vehicle, including park models, shall be located within 3.05 m (10 ft) of another

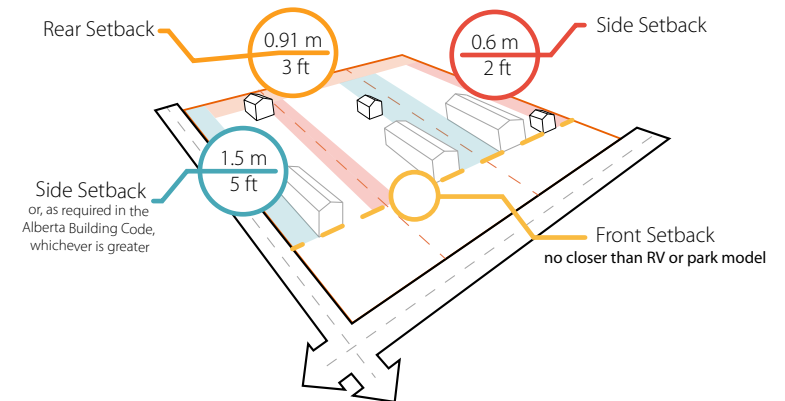
Rear line 1.52 m (5 ft)



Accessory buildings to recreational vehicles, including park models

Front line	no closer to the front line boundary than a recreational vehicle, including park models
Side line	minimum of 0.6 m (2 ft) side yard on one side and on the opposite side, the accessory building shall not be closer than 1.5 m (5 ft) to the property line

Rear line 0.91 m (3 ft)



- (c) Setback distances for recreational vehicles, including park models, shall be applied to all tip outs, push outs, pull outs, additions, covered and/or enclosed decks, porches and/or verandas.

(5) Open Space

- (a) A minimum of 20% of the gross condominium unit area shall be set aside for public or private green space area and no portion of any condominium unit shall be included in this open space.

(6) Site Limitations

- (a) Condominium unit development shall be limited to one recreation vehicle, including park model, and one associated accessory building.
- (b) Condominium unit development shall be limited to one off-road vehicle including but not limited to an ATV, dirt bike, jet ski or snowmobile. Such vehicles shall otherwise be stored in a communal storage area which has been appropriately situated and screened to the satisfaction of the Development Authority.
- (c) Where a bare land condominium development is located partially within the 1:100 year flood elevation, no recreational vehicle, including a park model, or other permanent structure shall be constructed or located on lands within this area.
- (d) With the exception of the use of pilings as a means of anchoring, recreational vehicles, including park models and any additions hereto are prohibited from having permanent foundations or bases extending below the frost level.
- (e) Garages, carports, and other structures associated with vehicle storage are prohibited.
- (f) Guesthouses, bunkhouses and any structure other than a recreational vehicle, including park models, intended to be used as sleeping accommodations are prohibited.
- (g) Only one accessory building permitted per condominium unit.
- (h) In addition to the accessory building permitted in section (g):
 - (i) One wood storage box may be allowed provided it is no greater than 1.22 m (4 ft) in height and 2.97 m² (32 ft²) in size.

- (ii) One gazebo is permitted per condominium unit, provided it is no greater in height than the recreational vehicle, including park model, and no greater than 13.94 m² (150 ft²) in size.
- (iii) One covered deck is permitted per condominium unit. The covered deck must be contiguous with the recreational vehicle, including park models and can be no greater in height than the recreational vehicle, including park models. A covered deck used for a moveable or towable recreational vehicle cannot be enclosed by any impermeable material as determined by the Development Authority.

(7) Servicing

Water Servicing

- (a) The proposed development shall be serviced only by a communal water supply system or alternatively, may be directly connected to a municipal or regional water system.
- (b) Details of the communal water system proposed to service a development shall be provided to the County to show how the system will be managed and operated. A communal system must be designed and built in accordance with provincial standards, and shall be licensed by the Province and the County's *Standards Manual*.

Wastewater Servicing

- (c) Where a communal wastewater system is proposed, the proposed development shall be serviced by a system that treats effluent to a minimum secondary treatment standard before dispersal and final treatment in the soil.
- (d) Notwithstanding subsection (c), only a communal wastewater holding tank system shall be allowed for a development located in the *Lake Development Area*, as described in the *Sylvan Lake Management Plan: 2000 Update*, unless the development can be connected directly to a municipal or regional wastewater system.

General Regulations

- (e) Developers of recreational vehicle resort developments may be required to register against the titled properties a caveat regarding a deferred services agreement notifying each bare land condominium unit owner of the requirement to contribute to the cost of a municipal or regional water and/or wastewater system and, at their own cost, connect the unit to such system or systems when such services become available. Such connection costs may include offsite as well as onsite costs.
- (f) An evaluation by a qualified professional is required to confirm there is a sufficient groundwater supply available to meet the needs of the proposed development, and not interfere with any existing surrounding water users.
- (g) Utility rights-of-way and/or easement agreements may also be required as a condition of approval for a new development to allow for connection to a municipal or regional water and/or wastewater system.

(8) Landscaping

- (a) Landscaping shall be subject to section 6.13 or as required by the Development Authority.

(9) Common Storage

- (a) A bare land condominium development shall provide common storage area(s) for the sole use of the condominium unit owners in the amount of not less than 9.2 m² (100 ft²) per unit, landscaped and screened to the satisfaction of the Development Authority.

(10) Parking and Loading

- (a) Off-street parking and/or loading areas for non-residential uses shall be provided as required by section 6.18 or as required by the Development Authority.

- (b) Each condominium unit must provide a minimum of two (2) parking stalls.
- (c) A bare land condominium development shall provide one additional parking space for every five (5) bare land condominium units for guest and overflow parking requirements.

(11) Height of Buildings

- (a) The maximum height of a Recreational Vehicle, including Park Model, shall be 5.36 m (17.6 ft) measured from the floor to the peak.
- (b) The maximum height of an amenity building shall be as approved by the Development Authority.
- (c) Height restrictions for accessory structures are referred to in PART 6 – GENERAL REGULATIONS.

(12) Keeping of Animals

- (a) The keeping of animals, livestock or poultry, with the exception of dogs, cats and such other domestic pets as are typically kept indoors, is prohibited.
- (b) Not more than two (2) dogs, excluding unweaned pups, shall be kept on a condominium unit.
- (c) Any dogs, cats and other domestic animals kept on a condominium unit must be controlled so that they do not create a nuisance.
- (d) No pets or domestic animals are to be kept on a commercial basis.

(13) Objects Prohibited or Restricted in Yards

- (a) No person shall keep in their yards:
 - (i) any unlicensed, dismantled, wrecked or dilapidated vehicles;

- (ii) any object or chattel which, in the opinion of the Development Officer, is unsightly or tends to adversely affect the amenities of the area;
- (iii) building materials or supplies other than what the Development Officer considers is necessary for the completion of construction work on the site;
- (iv) sea containers (sea-can); or
- (v) tarp/canvas covered structure

(14) Unsightly Premises

- (a) No person shall keep an unsightly property to the extent that it would detrimentally affect the repose, amenities, use, value or enjoyment of the surrounding lands in reasonable proximity to the unsightly premises, or is otherwise detrimental to the surrounding area or in an unsightly condition as defined by the *Municipal Government Act*.

(15) Additional Regulations

- (a) Permitted and discretionary uses shall adhere to PART 6 – GENERAL REGULATIONS.