

Recreational Vehicle Resort (RVR) District

***I am looking to purchase a lot within the Recreational Vehicle Resort "R-RVR" District.
What bylaws should I be aware of?***

Do I need a Development Permit for a recreational vehicle/park model in the Recreational Vehicle "R-RVR" District?

You need a development permit to place a park model/cottage model, or park model trailer in the "R-RVR" District.

You do not need a development permit for a travel trailer, fifth-wheel trailer or motorhome type recreational vehicle. Regardless of whether or not you require a development permit, you must comply with the requirements of the Lacombe County Land Use Bylaw, such as setbacks from property lines and separation distances between structures.

What structures can I have on my lot?

Each lot is limited to one recreational vehicle (including park models) and one accessory building not exceeding 13.94m² (150 ft²) in size. In addition to this, one wood storage box no greater than 1.22m (4 ft) in height and 2.23m² (24 ft²) in size is allowed. Covered decks are allowed. However, covered decks for recreational vehicles (excluding park models) must be contiguous with the recreational vehicle and cannot be enclosed by any impermeable material.

The total area covered by all structures within a lot is not to exceed 40% of the lot, up to a maximum of 134.7m² (1,450 ft²) in total size.

Accessory buildings are not to exceed 3.35m (11 ft) in height and should complement the recreational vehicle/park model in material, colour and appearance.

What structures am I not allowed?

Garages, carports and guesthouses are prohibited. All off-road vehicles should be stored in a communal storage area.

Where can I locate my recreational vehicle/park model and accessory building?

All recreational vehicles (including park models and motor homes) must be located no closer than 6.09m (20 ft) from the front property line, and 1.52m (5 ft) from the rear property line. They must be a minimum of 0.6m (2 ft) from one side property line, and no less than 1.5m (5 ft) from the other side property line.

In order to ensure a safe separation distance in case of fire, no recreational vehicle/park model may be located within 4.88m (16 ft) of another. This means that if your neighbour's recreational vehicle is located 0.6m (2 ft) from the side property line, your recreational vehicle must be at least 4.3m (14 ft) from that side property line.

The accessory building is to be located no closer to the front property line than the recreational vehicle/park model, and no less than 0.91m (3 ft) from the rear property line. It must be a minimum of 0.6m (2 ft) from one side property line, and no less than 1.5m (5 ft) from the other side property line. No accessory building should be located within 3.05m (10 ft) of any other structure.

No relaxations of the regulations will be permitted in the "R-RVR" District

More Information

For further details on the regulations for RV developments, please consult Sections 7.8 and 6.2 of the Land Use Bylaw, which can be accessed on the County's website at: www.lacombecounty.com

If you require more information, please contact the Planning & Development Department at 403-782-6601.

7.8 R-RVR RECREATIONAL VEHICLE RESORT DISTRICT

1. Purpose

The purpose of the Recreational Vehicle Resort District is to provide an area that will facilitate recreational vehicle resort uses not designed for year-round occupancy, and associated buildings through the bare land condominium tenure system.

2. Uses

PERMITTED	DISCRETIONARY
Accessory building and use	Automotive gas bar
Amenity building	Campground
One Recreational Vehicle – Motorized or Towable per condominium unit	Community facility
One Recreational Vehicle – Park Model Recreational Unit per condominium unit	Eating and drinking establishment
One Recreational Vehicle – Park Model Trailer per condominium unit	Golf Course
One addition to Park Model Recreational Unit per condominium unit	Marina and/or boat rental
One addition to Park Model Trailer per condominium unit	Public utility
Park	Public utility building
Recreation equipment storage	Recreation facilities, outdoor
Show Home	Restaurant, cafe
	Retail, minor
	Security/operator suite
	Wind energy conversion system, small scale

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) The area of land covered by a recreational vehicle, including a Park Model, plus decks and an accessory building, 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 tip outs, push outs, pull outs, additions, covered and/or enclosed decks, patios, porches and/or verandas.
- (b) 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.

(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 6.09 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 4.88 m (16 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. Notwithstanding this, no accessory building shall be located within 3.05 m (10 ft) of another structure
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) one wood storage box may be allowed provided it is no greater than 1.22 m (4 ft) in height and 2.23 m² (24 ft²) in size.
- (i) One covered deck is permitted per condominium unit. Where the condominium unit contains a recreational vehicle, the deck must be contiguous with the recreational vehicle and can be no greater in height than the recreational vehicle. 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

- (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) 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.
- (c) Where a communal water system is proposed to service a development, details shall be provided to the County as to 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. The system shall be connected to a municipal or regional water system if such services become available.

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- (d) 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.
 - (e) Notwithstanding subsection (e), 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.
 - (f) 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.
 - (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 parking stalls.
- (c) A bare land condominium development shall provide one additional parking space for every 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 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 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; or
 - (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)

(14) Additional Regulations

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