



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.

Land Use Bylaw Definitions

Please note: you will be required to provide the Make, Model, Serial Number and CSA Standard of your unit on your application form.

RECREATIONAL VEHICLE – PARK MODEL RECREATIONAL UNIT (ALSO REFERRED TO AS A “COTTAGE MODEL”) means a recreational vehicle built on a single chassis mounted on wheels which may be removed. The unit is designed to facilitate occasional relocation, with living quarters for a temporary residence or seasonal use, and must be connected to those utilities necessary for the operation of installed fixtures and appliances. This type of recreational vehicle has a width greater than 2.6 m (8 ft. 6 in.) in the transit mode. Park Model Recreational Units require a special tow vehicle and a special permit to move on the road. They conform to the CSA Z-241 Standard for Park Model Recreational Units or another similar CSA standard to be approved by the Development Authority at its sole discretion.

RECREATIONAL VEHICLE – PARK MODEL TRAILER means a recreational vehicle designed to be towed by a heavy duty tow vehicle but is of restricted size and weight so that it does not require a special highway movement permit. The maximum width when being towed is 2.6 m (8 ft. 6 in.). This type of recreational vehicle is designed for infrequent towing, and is not fitted with a 12-volt system for fixtures and appliances. Once on site in the set-up mode, it must be connected to local utilities. The Park Model Trailer is built on a single chassis mounted on wheels and has one or more slide-outs and conforms to the CSA Z-240 Standard for Recreational Vehicles or another similar CSA standard to be approved by the Development Authority at its sole discretion.

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.



APPLICATION FOR DEVELOPMENT PERMIT

Recreational Vehicles and Accessory Buildings - General Information-

COMPLETE THE ATTACHED APPLICATION FORM – please print. The application must be signed by the registered owner(s) of the land if different from the applicant.

INCLUDE A SITE PLAN drawn to scale showing:

- the legal description of the property;
- the lot dimensions;
- the location and use of all existing and proposed buildings and recreational vehicles, with distances from property boundaries, and distances from buildings and recreational vehicles on adjacent lots
- the location of any water bodies and other drainage courses, existing or proposed storm water drainage works, treed areas, shelter belts and other physical features of the land to be developed;
- the location, with distances, of park model from park models on adjacent lot;
- the existing access to the property.

PHOTOGRAPHS will be required with any application for a recreational vehicle (park model) or other moved-in building. These photographs are needed to consider the quality of the exterior appearance of the home or building.

A NON-REFUNDABLE PROCESSING FEE must also be paid. The current fee is \$100.00 for an application that can be dealt with by the Development Officer and \$200 for an application which must be referred to the County's Municipal Planning Commission. Please check with the County for what the appropriate fee is before submitting the application.

MORE INFORMATION may be requested by the County to properly evaluate the application.

RETURN THE APPLICATION TO

Planning Department
Lacombe County
RR 3
Lacombe AB T4L 2N3

PLEASE NOTE

No development is to be started until the County has issued a development permit.

Where the proposed development is a permitted use and complies with the provisions of the County's Land Use Bylaw, a development permit will be issued as soon as a decision is made to approve the application. Neighbours do not have any right of appeal. However, if the development is a discretionary use, any approval is subject to appeal. The appeal period lasts for 19 days after the date the notice of decision is issued. If no appeal is received, a permit will normally be issued without delay unless the conditions of development approval direct otherwise. Should an appeal be made, the matter will be referred to the County's Subdivision and Development Appeal Board, which must hold a hearing within 30 days of receiving the appeal. A permit will be issued if the Board upholds the approval.

A development permit issued by the County is valid for a period of 12 months from the date of its issue. If, at the end of this time period, the development has not been commenced, the permit will be declared null and void, unless the Development Officer agrees to extend the time limit. Any request for an extension must be made in writing prior to the expiry of the 12 month period.

Once the development is started, it is not to be abandoned or left for an extended period of time in what the County considers to be an unsightly or unsafe condition.

No changes or additions are to be made to the development without prior approval of the County.



APPLICATION FOR DEVELOPMENT PERMIT Recreational Vehicle Resort District

FOR OFFICE USE ONLY

Land Use District _____ Permitted Discretionary File No. _____

Fee submitted: _____ Date Paid: _____ Receipt No. _____

Date Complete Application Received: _____ Assigned to: _____

THIS FORM IS TO BE COMPLETED & SIGNED IN FULL, WHEREVER APPLICABLE, BY ALL REGISTERED OWNER(S) OF THE LAND AND/OR BY A PERSON AUTHORIZED TO ACT ON BEHALF OF THE LANDOWNER(S)

1. Name of registered owner(s) of land _____ Postal Code: _____
 Address: _____
 Home Phone: _____ Cell Phone: _____ Email: _____

2. Name of applicant authorized to act on behalf of registered landowner(s) _____ Postal Code: _____
 Address: _____
 Home Phone: _____ Cell Phone: _____ Email: _____

3. Name of Development: _____
 Lot _____ Block _____ Plan No. _____

4. Existing Use of Land _____
 Proposed Development _____

5. Park Model or Recreational Vehicle – *complete this section to describe the unit you are placing on your lot*
 Make _____ Year _____ Serial Number: _____
 Model _____ CSA Standard _____
 Length _____ Width _____ Height _____
 Exterior Finish _____ Area _____

Photographs of all exterior sides of the park model or recreational vehicle must accompany the application.

6. Details of Proposed Construction – *complete this section for decks, enclosed porches, sunrooms or additions*
 Type of Footings and/or Foundation _____
 Type of Structure _____ Area _____
 Exterior Finish _____ Height _____

7. Accessory Structure on Lot – *complete this section for your shed and wood storage box*
 Type of Structure _____ Area _____ Height _____
 Exterior Finish _____

Please note: only one accessory building and one wood storage box are permitted per lot.

8. Total Square Footage of All Structures on Lot: _____

Please note: 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.

9. Changes to Site Grades

Please indicate if any changes are proposed to the lot grades. Where changes are proposed, the County will require drawings showing the grade alterations:

10. Other Comments about the Proposed Development

11. Status of Development

Please indicate if any site work has been started on the proposed development. If so, specify the nature of the work.

You are advised that no further work on the development is to occur until a permit has been issued by the County.

12. Supporting documents attached to application (please specify):

Declaration

I/We declare that the information given on this form and accompanying plan(s) and other documents are to the best of our/my knowledge a true statement of facts concerning the proposed development

I/We also give my/our consent to allow a person appointed by the County the right to enter upon the said property with respect to this application only.

Applicant Signature

Date

Registered Landowner Signature

Date

Registered Landowner Signature

Date

Please note that all information that you provide will be treated as public information in the course of the Lacombe County's consideration of this development application pursuant to the *Municipal Government Act*, R.S.A. 2000 Chapter M-26 and the *Land Use Bylaw*. By providing this information, you are deemed to consent to its public release. Information you provide will only be used for purposes related to the evaluation and consideration of this development application. Questions about information can be directed to the FOIPP Coordinator, Lacombe County, RR 3, Lacombe AB T4L 2N3 (403) 782-6601.

I/We, _____ hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.

Registered Landowner Signature

Date

Registered Landowner Signature

Date

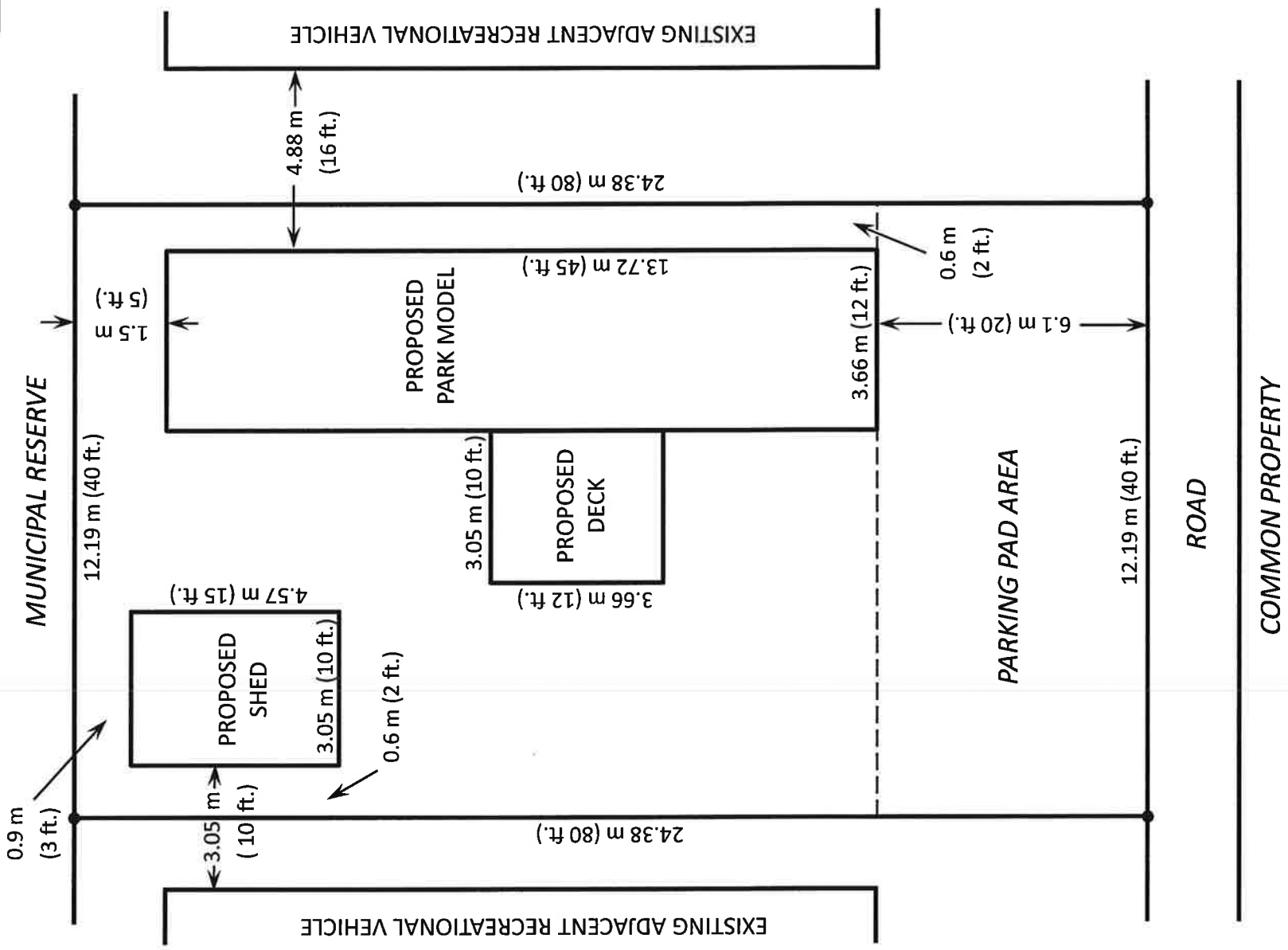
A large grid for drawing a site plan. The grid consists of 20 columns and 20 rows of small squares, enclosed within a larger rectangular border.

SITE PLAN

Signature of Applicant

Example of "R-RVR" District Site Plan

LOT 1, BLOCK 2, PLAN 345 6789



Applicant Signature: _____ Date: _____