



**Public Notice  
PROPOSED AMENDMENTS TO THE  
COUNTY'S LAND USE BYLAW**

**Bylaw No. 1096/09  
RV Resort Developments**

Over the past year, Council has been considering changes to the Recreational Vehicle Resort "R-RVR" District of the County's Land Use Bylaw that would clarify and strengthen the development requirements for bare land condominium RV resort developments. Many of the changes are designed to discourage permanent, year-round occupancy of RV units.

Bylaw No. 1096/09 was originally presented to the public at a hearing held last spring. Several issues and concerns were raised at this meeting about the changes initially proposed, which prompted Council to tour several RV resort developments in central Alberta to see how these communities have developed elsewhere. RV resort developers and local municipal officials were also contacted to hear about their experiences.

As a result of these further investigations, several revisions have been made to the Bylaw from what was originally presented. The proposed changes include the following:

- Further revisions have been made to the definitions for the different types of recreational vehicle, including Park Models.
- All Park Models will require a development permit. No permit will be required for other recreational vehicles in a RV resort.
- The minimum size of a bare land condominium unit has been increased from 232.25 m<sup>2</sup> (2,500 ft<sup>2</sup>) to 278.71 m<sup>2</sup> (3,000 ft<sup>2</sup>).
- Site development would be restricted to not more than 40% of the area of a condominium unit to a maximum of 245.7 m<sup>2</sup> (1,450 ft<sup>2</sup>). In other words, the area covered by a RV, any attached or freestanding additions, decks or accessory building cannot exceed this limit.
- New setback requirements have been included. The minimum front yard setback has been increased from 3.65 m (12 ft) to 6.09 m (20 ft) and the vehicle parking requirements for each unit increased from one to two spaces to ensure there is sufficient room for two vehicles to be parked in front of an RV without encroaching onto the road (or common property). The separation distance between RVs has been increased to comply with provincial safety code requirements.
- Only one accessory building is permitted per condominium unit and the building cannot exceed 13.94 m<sup>2</sup> in size. The building height for an accessory building has also been reduced from 4.57 m (15 ft) to 3.05 m (10 ft) to discourage lofts and sleeping

accommodation. Garages, carports and other structures used for vehicle storage are also prohibited.

- ❑ RVs are prohibited from having permanent foundations or bases extending below frost level, pilings or basements. Permanent structures are limited to common property to facilitate development of amenity buildings and services.
- ❑ Parking and open space requirements in RV resort developments have been increased.
- ❑ Developers will also be required to provide common storage areas for unit owners to boats, trailers, etc.

A copy of the Bylaw with all the proposed changes may be obtained from the County's Planning and Development Department or by visiting the County's website at [www.lacombecounty.com](http://www.lacombecounty.com).

Anyone wishing to comment on the proposed Bylaw amendments will have an opportunity to do so at a new public hearing which has been arranged for:

**Date:** Thursday, February 11, 2010  
**Time:** 9:00 AM  
**Place:** Lacombe County Administration Office  
*located 2½ miles west of Highway 2 at the intersection of Spruceville Road and Highway 12*

If you are unable to attend the hearing, written submissions can be made to the County. You will, however, need to ensure that your comments are received by the County prior to the date of the hearing. Your comments can be sent by email to [info@lacombecounty.com](mailto:info@lacombecounty.com), by fax to 403-782-3820 or by mail to RR 3, Lacombe AB T4L 2N3. All submissions will be public information.

For more information, please contact the Planning and Development Department.

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