



# Summer Village of South View Council Policy

Number	Title		
C-COU-DEV-1	<b>Council Recreational Vehicle Site Requirements Policy</b>		
Approval	Approved		Last Revised
(CAO initials)	Resolution No:	90-20	Resolution No:
	Date:	May 8, 2020	Date:

## Purpose

Recreational Vehicle use, as provided for under the Land Use Bylaw, remains a matter that is important to the community. Council has asked that a policy be designed to assist the Development Authority on interpreting their expectations as to what constitutes an acceptable standard for a recreational vehicle parking stall or site.

## Policy Statement

This Council policy shall supplement the provisions of the Land Use Bylaw, as it pertains to Recreational Vehicle (RV) parking stalls, sites and servicing of same, where the provisions of the Land Use Bylaw are subject to interpretations by the Development Authority, or the public, which may result in an application of the Land Use Bylaw that is inconsistent with the intended desires of Council.

## Responsibilities

While Council has designated Development Authority status to the Development Officer, Council considers it their responsibility to guide how the Development Authority applies the Land Use Bylaw and development standards where interpretation may cloud the intent of the Land Use Bylaw. The Development Authority shall consider this policy when reviewing, approving or refusing development permit applications relating to RV use in the municipality.

## Standards

1. When considering the general location of any permitted RV(s), every RV permitted within the municipality should be located entirely on private property, and specifically the subject property owned by, or in-care-of, the applicant.
  
2. When considering the specific location of the RV on the subject parcel, every RV permitted within the municipality should be in a parking stall or site, as per the Land Use Bylaw. While the Development Authority has discretion to consider what standard they deem acceptable for an “approved parking stall or site,” Council considers the following to be a minimum standard for



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setbacks, dimensions and construction material applicable to every RV, regardless of the extent of its use (storage or living) or length of time it is to be used in any given time period:

- a. Setbacks – should be consistent with those that would apply to an accessory structure that includes living accommodations within the same district, specifically a Guest House or equivalent as per the Land Use Bylaw. The setback should be from the outer edge the required parking stall/site development (rather than the exterior walls of any given RV). The setback from property line should not be subject to variation, however the setback provisions as they relate to other developments/structures on the subject parcel may be relaxed at the discretion of the Development Authority.
  - b. Dimensions – should be constructed with a buffer of the same approved construction material for the parking stall or site. This buffer should be, at minimum, 1.0 m (3.28 ft.) in all direction from the exterior structure of the RV to the outer edge of the parking stall or site.
  - c. Construction Material – should be at minimum  $\frac{3}{4}$  crush (washed) gravel, or equivalent, with a consistent material used throughout the entire parking stall or site. While applicants can seek, and should be encouraged to use, a higher standard (such as concrete or asphalt), Council does not consider it acceptable that the parking stall or site may be bare ground or grass/vegetation, no matter how well maintained and no matter how temporary the use, or nature of the use.
  - d. Preferred Location – the Development Authority should encourage an applicant to site any RV parking stall or pad, and any related infrastructure improvements (property access /driveway, water, power, septic), towards the exterior of the developable boundary of a lot. While this may not always be feasible, or the preference of an applicant, this discussion should be had as a proactive step in encouraging future assessable developments (i.e. a new dwelling or accessory building) by making such projects less cost prohibitive.
3. When considering the amenities which are to be accessible as part of an approved parking stall or site, the Development Authority should consider the following as a minimum standard:
- a. Power/Electricity – should be self-contained (battery) or readily available access to an approved outlet installed onsite or sourced from another structure on the subject parcel. Council does not consider portable generators – whether gas or electric – to be an acceptable source of power as it related to RV use within the municipality.



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- b. Water – Notwithstanding the capacity of the subject RV to carry any self-contained supply of potable water, while considering an application the Development Authority should seek, at a minimum, clarification on anticipated water use for the development. Excepting those uses which are for storage, the Development Authority should inquire about the RV water capacity, where the applicant has arranged to get additional potable water if required, and may deem it necessary that – depending on the extensiveness of the intended use – the applicant be required to install a well, cistern or hook-up to a municipal distribution network as part of completing an approved parking stall or site. Where applicable, access to a capacity of water equivalent to 14 days of reasonable use should be a reasonable standard for any RV use which is to extend beyond 30 days of consecutive use during the calendar year.
  - c. Sewage collection system – Notwithstanding the provisions of the applicable Safety Codes requirements, when considering if the parking stall or site must have on-parcel to access to, or be directly serviced by, an approved septic system, the Development Authority should consider the nature of the intended use of the development. While a site intended to accommodate storage of a RV should not require consideration of external septic servicing, Council does want to ensure user, public and environmental safety is promoted. Where application of the Land Use Bylaw requires the installation of, or access to, an approved onsite sewage collection system, the preference shall be for an holding tank not less than 250 gallons and installed to the standards as if the development was an approved Guest House, or equivalent. When not occupied for the requisite period so as to require an approved external sewage collection system, the applicant may still be required to provide detail on how they plan to address safe sewage collection and disposal (i.e. emergency or required pump-outs, for example “do you have the contact name of a local hauler?”).
- 4. Schedule “A” of this policy will contain a sample diagram of the recommended standards outlined above.

**Legal References:**

**Cross References: Land Use Bylaw**

**Revisions:**

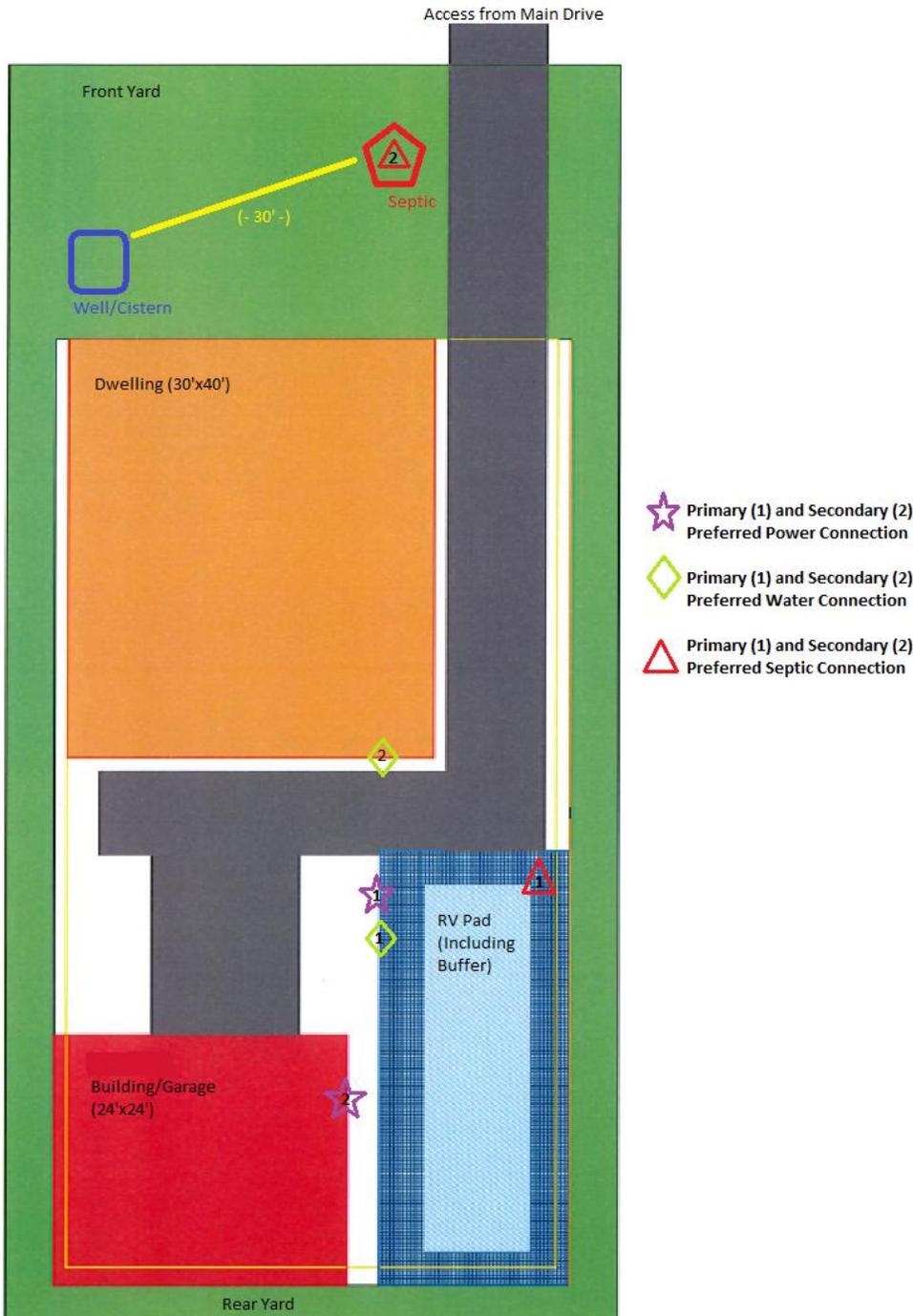
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**Schedule "A"**

Recreational Vehicle Requirements Policy

Sample Site Sketch

Approved - May 8th, 2020



**Sample Residential Lot Sketch Expectations:**

**Notes:**

Lot Size: 6000sq ft. (min. allowable)

Lot Dimensions: 120ft x 50ft

**Set Backs:**

Front Yard (all): 26.2 ft

Side Yard (Principal): 5.0ft

Side Yard (Accessory): 3.9ft

Rear Yard (Principal): 5.0ft

Rear Yard (Accessory): 3.28ft

Separation - Accessory to Principal: 6.56 ft (min), or...

- 13.1 ft (min) if accessory contains living quarters

Separation - Well/Cistern to Septic: 30 ft (min)

(These are guidelines for reference, consult Land Use Bylaw for exact requirements)