
County of Wetaskiwin No. 10

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Tax Roll # «ROLL»

«OWNER»
«ADDRESS1» «ADDRESS2» «ADDRESS3»
«CITY» «PROVINCE» «POSTAL_CODE»

RE: Recreational Vehicle Use within Mulhurst Bay

At the August 11, 2016 Council for Planning and Economic Development meeting, Council directed Administration to send out an informational letter to the residents of Mulhurst Bay about Recreational Vehicle Use within the County of Wetaskiwin.

The following information applies to the current zoning of your property **«ADDRESS»** which is zoned **Urban Residential**. A copy of the Urban Residential District has been attached for your reference.

At the April 28, 2015 General Council meeting, Council approved Bylaw 2015/10, which has the following amendments to Bylaw 95/54 to address Recreational Vehicles within the County. (Ref Resolution No. CG20150428.1032 & CG20150428.1033)

Land Use Bylaw 95/54 amended by By-law 2015/10 states the following on Recreational Vehicles:

1.2 DEFINITIONS:

Recreational Vehicle means a mobile unit meant for use as temporary accommodation and includes, but is not limited to, holiday trailers, tent trailers, fifth-wheel trailers, truck campers, motor homes and park model trailers that do not meet Part 9 of the Alberta Building Code (ABC).

Recreational Vehicle Use means the intermittent use of land (upon which there is no permanent dwelling) for the parking of one (1) Recreational Vehicle that is used as temporary accommodation for users engaged in recreational or seasonal pursuits.

Recreational Vehicle (R.V.) Storage means the storage, outdoors or inside a permanent structure, of Recreational Vehicles. The maximum numbers of Recreational Vehicles allowed on a parcel of land for Recreational Vehicle (R.V.) Storage are as follow:

- (a) A parcel of land under five (5) acres = One (1) Recreational Vehicle;
- (b) A parcel of land of five (5) acres or more but less than ten (10) acres = Two (2) Recreational Vehicles; or
- c) A parcel of land of ten (10) acres or more = Three (3) Recreational Vehicles

Short Term Camping means the use of land for the parking of a Recreational Vehicle that is used for no more than fourteen (14) consecutive days as temporary accommodation for users engaged in recreational or seasonal pursuits as outlined in Section 3.31 Recreational Vehicles. The maximum numbers of Recreational Vehicles allowed on a parcel of land at one time for Short Term Camping are as follows:

(a) A parcel of land under twenty (20) acres = One (1) Recreational Vehicle;

and

(b) Recreation Resort Holdings, Mixed Recreation Residential or a parcel of land twenty (20) acres or more = Three (3) Recreational Vehicles.

RECREATIONAL VEHICLES

3.31 Where the use complies with the maximum number of Recreational Vehicles set out in the respective definition of the use, and the use otherwise complies with all other provisions of this Bylaw, (Recreational Vehicle is subject to a 5 metre (16.5 feet) setback distance from any road or street abutting the property exempting back alleys). Recreational Vehicles may be authorized as follows:

(a) Short Term Camping is exempt from the requirement for a development permit in the following land use districts (Recreational Vehicles are subject to a 5 metre (16.5 feet) setback distance from any road or street abutting the property exempting back alleys):

(xv) Urban Residential

(b) Recreational Vehicle (RV) Storage is exempt from the requirement for a development permit in the following land use districts (Recreational Vehicles are subject to a 5 metre (16.5 feet) setback distance from any road or street abutting the property exempting back alleys):

(xiv) Urban Residential

(c) Where there is no permanent dwelling on a parcel of land, Recreational Vehicle Use is a discretionary use in the following land use districts. The Development Authority may issue a development permit for Recreational Vehicle Use for a maximum of three years. If the landowner wants the use to continue, they must reapply for the use prior to the expiry of the permit. The development permit lapses and the Recreational Vehicle use must be removed when a new application is received which changes the use of the land:

(i) Lakeshore Residential

(ii) Wizard Lake Watershed

(iii) Recreational (subject to Section 9.6 Residential Use)

(iv) Watershed Protection (greater than 80 acres only)

(v) Severed Agricultural (greater than 80 acres only)

*Note that Urban Residential is **not** listed.

(d) Where there is no permanent dwelling on a parcel of land, Recreational Vehicle Use is a permitted use in the following land use districts:

(i) Recreational Resort Holdings

(ii) Mixed Recreation Residential

*Note that Urban Residential is **not** listed.

The development permit lapses and the Recreational Vehicle use must be removed when a new application is received which changes the use of the land.

(e) In the Country Residential (CR) and Restricted Country Residential (RCR) districts where there is no permanent dwelling on a parcel of land, the Development Authority may include a condition that approves Recreational Vehicle Use as a time limited Accessory Use provided the approval is given concurrently with the approval of a development permit for a Detached dwelling on the land. The conditional approval shall only be for the months of April thru October and will lapse after 12 months of the issuance of the development permit. In the event that construction of the Detached dwelling is not completed by the time the conditional approval for the Recreational Vehicle Use expires, the Recreational Vehicle must be removed from the land unless the Development Authority has approved a new development permit approving the ongoing use of the Recreational Vehicle as an Accessory Use to the Detached dwelling. The maximum number of Recreational Vehicle Use approvals shall be two (2).

(f) A Recreational Vehicle may NOT be augmented by an attached canopy, deck, lean-to or any other attached accessory building. Non-attached accessory buildings require a development permit.

(g) Sewage and wastewater systems, including holding tanks and onsite treatment are subject to approval from a Provincially Accredited Safety Codes Agency.

(h) Utility hookups are subject to approval from a Provincially Accredited Safety Codes Agency.

In Summary, Recreational Vehicle (RV) Use for Urban Residential lots:

- Only **one (1)** RV is permitted for Short Term Camping and **one (1)** RV is permitted for Storage on the lot at one time. No RV is permitted for Recreational Vehicle Use.
- If the RV is not occupied for Short Term Camping it is then considered as Storage, and only **one (1)** RV is permitted on the lot at a time for storage.

**As per Land use Bylaw 95/54 if your lot is over 5 acres and under 10 acres you are allowed two (2) RV's on site for Storage. If your lot is over 10 acres you are allowed three (3) RV's on site for Storage.*

To view the County of Wetaskiwin No. 10 Land Use Bylaw 95/54 in its entirety please visit:
<http://www.county.wetaskiwin.ab.ca/348/Land-Use-Bylaw>

Frequently Asked Questions

What requires a Development Permit?

A Development Permit is necessary for the construction and/or location of a building, location of Recreation Vehicle Use or the change of land use on a given property. Exceptions to this would be an accessory building less than 50 Sq. ft. (4.6 sq. metres) or patios and decks less than two (2) feet in height. Note: even though a Development Permit would not be required for patios and decks less than two feet in height, Municipal Safety Codes may require a building inspection and approval for a deck for structural and safety requirements.

Who enforces Restrictive Covenants?

These covenants and controls are written and typically registered as an encumbrance on title by the Developer of the development or subdivision. The County does not enforce the provisions of these encumbrances. The County's Land Use Bylaw supersedes any related regulations within these encumbrances. An example being, setback requirements under the Land Use Bylaw whereby the County's setbacks would apply over those that may be under a covenant or control.

If you have further questions, please contact the Planning and Development Department by phone or email.

Phone: 1-780-352-3321 ~ Toll Free Number: 1-800-661-4125 ~ Email:
wpermits@county.wetaskiwin.ab.ca

14. URBAN RESIDENTIAL DISTRICT (UR)

14.1 Purpose

The purpose of the district is to allow for the subdivision and/or development of land for residential uses in hamlets and elsewhere to an urban standard where the uses can now or may, in the future, be tied to full municipal services.

14.2 Permitted Uses

- (a) Detached dwelling
- (b) Accessory building or use

14.3 Discretionary Uses

- (a) Mobile, modular or moved-in dwelling
- (b) Duplex, side-by-side
- (c) Duplex, vertical
- (d) Apartment
- (e) Home occupation
- (f) Bed and breakfast business
- (g) Post office
- (h) Public park
- (i) Public utility
- (j) Accessory building or use

14.4 Lot Sizes

- (a) In a proposed subdivision served or to be served by municipal water and sewer services each lot intended for residential use must have an area of at least 450 square metres (5,000 sq. ft.) and a minimum width of 15.2 metres (50 ft.).
- (b) In a proposed subdivision served or to be served by a municipal sewer service, but not by a municipal water service, each lot intended for residential use shall have an area of at least 929 square metres (10,000 square feet) and an average width of at least 21.34 metres (70 feet). *(amended by By-law 2008/63)*
- (c) In a proposed subdivision served or to be served by municipal water service but not a municipal sewer service each lot intended for residential use must have an area of at least 1,394 square metres (15,000 sq.ft.) and a minimum width of 30.48 metres (100 ft.).
- (d) In a proposed subdivision not served or not to be served by municipal water and sewer services, each lot intended for residential use must have an area of

at least 1,858 square metres (20,000 sq. ft.) and a minimum width of 30.48 metres (100 ft.).

- (e) Irregular (i.e. pie-shaped) lots under c and d above must have a minimum average lot width of 30.48 metres (100 feet). *(amended by By-law 2008/63)*
- (f) The minimum lot size for a duplex is 604 sq.m (6,500 sq. ft). and a minimum width of 15.2 metres (50 ft.). Separate water and sewer services must be provided to both lots subdivided for a side-by-side duplex.

14.5 Yards and Setbacks

- (a) Front yard setback is 6 metres (20 ft.)
- (b) Side yard setback is 1.5 metres (5 ft.) where there is developed rear access to the lot. If there is no developed rear access to the lot, one side yard must be a minimum of 4 metres (13 ft.)
- (c) Rear yard setback is 6 metres (19.6 ft.) for garages and 1 metre (3.28 ft.) for accessory buildings. The rearyard setback for all other development is 10 metres (32.8 ft.)
- (d) The Development Officer may require that a building be located on a larger lot to protect the subdivision potential of the lot where portions of the lot may be re-subdivided at a later date to create smaller lots or to provide roads, lanes and/or public utility lots.

14.6 Site Coverage

The area of land covered by all buildings must not exceed 50% of the area of the lot on which the buildings are situated.

14.7 Recreational Vehicles

Recreational Vehicles may be authorized as outlined in Section 3.31, Recreational Vehicles.

14.8 Sewage and Wastewater

Sewage and wastewater systems are authorized as outlined in Section 3.31 (g), Recreational Vehicles.

14.9 Utility Hookups

Utility hookups are authorized as outlined in Section 3.31 (h), Recreational Vehicles.

8/01/15

14.10 Enforcement

Offences and fines are outlined in Section 5, Contravention.

