

A BYLAW PROVIDING FOR, AND CLARIFYING THE USE OF RECREATIONAL VEHICLES/SEASONAL TRAILERS/PARK MODELS ON RESIDENTIAL PARCELS IN THE R1 – LOW DENSITY RESIDENTIAL DISTRICT AND THE COMMERCIAL DISTRICT IN THE RESORT VILLAGE OF BIRD’S POINT

WHEREAS the Resort Village of Bird’s Point wishes to clarify the provision for, and the use of, recreational vehicles/seasonal trailers/park models, under the Zoning Bylaw No. 27-89 which is unclear as to the provision for, and the use of, recreational vehicles/seasonal trailers/park models, within the residential district and the Commercial District

WHEREAS Section 52 of the Planning and Development Act , 52-3(p); allows Council to regulate or prohibit the location of trailers, modular homes, mobile homes, trailer parks, modular and mobile home parks, and modular home and mobile home subdivisions.

NOW THEREFORE THE RESORT VILLAGE OF BIRD’S POINT LAND USE OF RECREATIONAL VEHICLES/SEASONAL TRAILERS/PARK MODELS ON RESIDENTIAL AND COMMERCIAL PARCELS and BYLAW NO. 1-2015 hereby enacts the following under R1 – Low Density Residential District and C – Local Commercial District) Discretionary Uses iv) Recreational Vehicles/Seasonal Trailers/park models added with the following conditions:

1. On a residential parcel that is developed with a single family dwelling, one (1) recreational vehicle/seasonal Trailer/park model may be situated and occupied per titled lot provided the following criteria apply:

- (a) Is not for permanent human habitation but used for temporary sleeping accommodation of guests of the dwelling.
- (b) Is located within the boundaries of the property;
- (c) Recreation vehicles/seasonal trailers/park models must be well maintained and in good condition;
- (d) Must be licensed
- (e) The recreational vehicle/seasonal trailer/park models must have a self contained septic holding tank (and the effluent must be hauled to an approved disposal site/lagoon) or be connected to an on-site septic tank;
- (f) The recreation vehicle/seasonal trailer/park model shall be accessible and mobile at all times. Permanently securing it on a lot is prohibited;
- (g) Additions and/or structural alterations to the recreation vehicle/seasonal trailer will not be allowed;

2. On a commercial parcel, developed or vacant (1) one recreational vehicles/seasonal trailers/park models may be situated and occupied per titled lot, provided the following criteria apply:

- (a) Is not for permanent human habitation but used for temporary sleeping accommodation of the guests of the owner of the dwelling on the lot or used as temporary seasonal dwelling .
- (b) Is located within the boundaries of the said lot or property;
- (c) Recreational vehicles/seasonal trailers/park models must be well maintained and in good condition;
- (d) Must be licensed.

- (e) The recreation vehicle/seasonal trailer/park model must have a self-contained septic holding tank (and the effluent be hauled to an approved disposal site/lagoon) or be connected to an on-site holding septic tank;
- (f) The recreational vehicle/seasonal trailer /park model shall be accessible and mobile at all times. Permanently securing it on a lot is prohibited.
- (g) Additions and/or structural alterations to the recreational vehicle/seasonal trailer/park model will not be allowed.
- (h) Additional, seasonal vehicles/recreational vehicles/park models will be subject to a \$300.00 per year per vehicle license fee.**

3. On a residential parcel or or a developed or vacant commercial parcel recreational vehicles/seasonal trailers/park models, may be situated and occupied on said titled lot provided the following criteria apply:

- (a) Is located within the boundaries of the property;
- (b) Recreation vehicles/seasonal trailers/park models must be well maintained and in good condition;
- (c) All trailers must be licensed.
- (d) A power connection is required on the lot;
- (f) Water shall be supplied to the lot through a well or water tank;
- (g) The recreational vehicle/seasonal trailer/park model must have a self contained septic holding tank (and the effluent must be hauled to an approved disposal site/lagoon) or be connected to an on-site septic tank;
- (i) The recreation vehicle/seasonal trailer/park model shall be accessible and mobile at all times. Permanently securing it on a lot is prohibited;
- (i) Additions and/or structural alterations to the recreation vehicle/seasonal trailer will not be allowed;**
- (j) Recreational Vehicle/Seasonal Trailer permits for the year shall be applied for within seven (7) days of arrival. New permits will be required each year and shall be subject to the permit application fee.

3. Bylaw No. 1 – 2015 is hereby repealed.

4. This Bylaw shall come into force on third and final reading.

A certified true copy of Bylaw 3-2015,

Signed this ____ day of _____, 2015

(Mayor)

(Administrator)