

## BYLAW NO. 10-2022

A BYLAW PROVIDING FOR, AND CLARIFYING THE USE OF RECREATIONAL VEHICLES / SEASONAL TRAILERS / PARK MODELS ON PARCELS IN THE R1, R2 and R3 DISTRICT, and PRIVATELY OWNED PARCELS IN THE PARKS AND RECREATION DISTRICT and PARCELS LOCATED IN THE COMMERCIAL DISTRICTS 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. 05-22 within the Residential, Parks and Recreation and Commercial Districts;

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 PARCELS, PRIVATELY OWNED PARKS AND RECREATION PARCELS AND COMMERCIAL PARCELS (excluding Private Campgrounds) under BYLAW NO. 10-22 hereby enacts the following under the following conditions:

1. On R1, R2 and R3– Low Density Residential District and PR – (Privately Owned) Parks and Recreation – and C1 Local Commercial District that is **developed with a single-family dwelling**, one (1) recreational vehicle / seasonal trailer/Park model may be situated and occupied as an accessory dwelling per titled lot provided the following criteria apply:
  - (a) Only one recreational vehicle accessory to a single detached dwelling, shall be permitted, except for no accessory recreational vehicle shall be permitted on sites that are determined to be unsafe for permanent structures;
  - (b) It is not for permanent human habitation but used for temporary sleeping accommodation of guests of the dwelling;
  - (b) No recreational vehicle shall be kept for hire;
  - (c) The facilities and amenities of the single detached dwelling on site shall be available at all times for the use of the occupants of the recreational vehicle;
  - (d) Is located within the required set-backs of the said lot or property;
  - (e) Recreation vehicles/seasonal trailers/park models must be well maintained and in good condition;
  - (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;

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2. On R1, R2 and R3– Low Density Residential District and PR – (Privately Owned) Parks and Recreation – and C1 Local Commercial District (excluding Private Campgrounds) that is **not developed with any Primary Residence**, One Recreation Vehicle is permitted as a principal dwelling only when:
- (a) They are to be situated on a vacant site that was **not** previously occupied by a single detached dwelling or on a lot created after January 1<sup>st</sup>, 2020;
  - (b) The site has been determined as unsafe to develop with permanent structures by a qualified professional (e.g. engineer or architect). Only one Recreation Vehicle shall be permitted per site in these situations and they shall not include accessory structures such as “hoods” or attached decks or canopies that would make the unit unable to be completely removed from the site on 24 hours’ notice;
  - (c) The unit shall be well maintained and in good condition;
  - (d) The unit shall be attached to an approved septic system, securely anchored to the ground, and skirted prior to occupancy;
  - (e) The unit shall not be modified or made permanent through the removal of axels and/or wheels or placed on a permanent foundation;
  - (f) One parking spaces shall be provided on site, in addition to the parking space for the recreational vehicle;
  - (g) The unit shall not be located in any required yard;
  - (h) Water shall be supplied to the lot through a well or water tank;
  - (i) A power connection is required on the lot;
  - (j) Recreational vehicles/seasonal trailers/park models must be well maintained and in good condition;
  - (k) Must be licensed and subject to the annual Trailer License Permit Fee.
  - (l) The recreational vehicle/seasonal trailer /park model shall be accessible and mobile at all times.
  - (m) Additions and/or structural alterations to the recreational vehicle/seasonal trailer/park model will not be allowed.
  - (n) One Additional, seasonal vehicle/recreational vehicle/park model will be allowed subject to all of the above conditions being met and subject to an additional trailer license fee.

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3. Bylaw No. 3 – 2015 is hereby repealed.
  
4. This Bylaw shall come into force on third and final reading.

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MAYOR

\_\_\_\_\_  
ADMINISTRATOR

Signed this \_\_\_\_ day of \_\_\_\_\_, 2022