

SUMMER VILLAGE OF GRANDVIEW

POLICY #41-2021

SUBJECT: Recreational Vehicles

DEPARTMENT: Planning & Development

ADOPTED BY COUNCIL: March 26, 2021

AMENDMENT DATE:

The Land Use Bylaw (LUB) of the Summer Village of Grandview defines a Recreational Vehicle (RV) "as a mobile unit that is designed to be used as temporary living or sleeping accommodation, whether or not it has been modified so as to no longer be mobile or capable of being mobile, and includes but is not limited to holiday trailers, tent trailers, truck campers, camper vans, and motor homes, but does not include Mobile Homes. The LUB stipulates that one RV is allowed on a lot at any time with no permit required and a second RV is allowed for up to 14 days with no permit required. Placement of any RV on a lot in the Summer Village beyond those time limits requires a Development Permit.

Whether or not it needs a Development Permit, any RV placed on a lot within the Summer Village of Grandview must comply with all of the following requirements. For any issue of noncompliance, the penalties specified in Schedule D of the Land Use Bylaw will apply.

- No unsightly or derelict RV shall be placed on a lot within the Summer Village.
- Any RV that produces wastewater must have either a direct connection to the on-lot system or an alternate wastewater disposal arrangement satisfactory to the Development Officer. (Land Use Bylaw No. 291, Schedule C, Section 1.8.4)
- Any RV placed on a lot must comply with the site coverage restrictions and setback requirements set out in Schedule C, Sections 1.5 and 1.6 of Land Use Bylaw No. 291. Note: An RV is considered a main building if it is the main structure in which the site use is conducted; if there is another main building on the site serving this purpose, an RV is considered an accessory building.
- The lot must have adequate parking available to serve the accommodations on it.
- An RV must not be placed on village property or on a road allowance.

Development Permit Process

- An application for a Development Permit must include a diagram that shows the placement of the RV on the lot, indicating measured setback distances from property lines and other structures on the lot as well as parking availability. The application must also include a written explanation how on-lot wastewater is handled.
- In evaluating an application for a Permit, the Development Officer will consider all of the requirements listed above.
- In addition, the Development Officer may, at his or her sole discretion, require assent from owners of nearby properties.

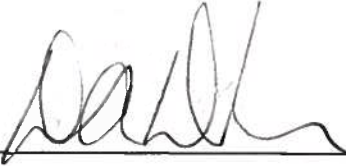
Development Permits for RVs:

- A three-month Permit for an RV to be used for seasonal accommodations
- A one-year renewable Permit for semi-permanent placement of an RV
- No Development Permit is needed for a compliant first RV.

Note: An RV to be used as temporary living quarters during construction of a principal building on the same lot requires no additional permit as long as a valid Development Permit is in place for the building under construction.

Permit Fees (2021)

- Temporary permit (three-month): \$100
- Renewable permit (one-year): \$300
- Renewal of one-year permit: \$100 if paid before May 1 of the next year, otherwise \$300 (Reminder notices will not be sent out.)



**Donald Davidson, Mayor
Summer Village of Grandview**



**Sylvia Roy, Chief Administrative Officer
Summer Village of Grandview**



Summer Village of Grandview
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Application for a Recreational Vehicle (RV) Permit

Applicant

Name _____ Phone _____

Lot # _____ Email: _____

Description of RV

Make _____ Type _____

Length _____ Licence Plate _____

Designated Use (Check the appropriate box.)

Main building Guesthouse Stored (unoccupied) Other (explain)

Wastewater Management: Explain how wastewater from the RV will be managed.

Type of Permit (Check one)

Temporary (three-month) Renewable (one-year)

Sketch of Property (attached)

For Administration

Details verified on site _____

Assent from neighbours _____

Approval date: _____

 Authorizing signature

Permit expiry date _____

Note: A renewable permit must be paid up by May 1 each year or new-permit charges will apply.

Sketch of Lot Showing RV Placement

Include all buildings, wells, and parking areas. Show measurements from the RV to the nearest buildings and property lines.

Summer Village Setback Requirements (from Land Use Bylaw No. 291, Schedule C, Sect. 1.6)

From...	to...	<u>Lake (legal bank)</u>	<u>Roadside property line</u>	<u>Side property line</u>
<u>Main building</u>		10 m (33 ft.)	6 m (20 ft.)	1.5 m (5 ft.)
<u>Accessory building</u>		RV not permitted here	0.6 m (2 ft.)	0.6 m (2 ft.)

