

SCHEDULE C - LAND USE DISTRICT REGULATIONS

RESIDENTIAL DISTRICT (R-1)

(1) Permitted Uses

Detached dwellings; and Accessory residential uses

(2) Discretionary Uses

Public and quasi-public uses; Parks; Playgrounds; Utility buildings; Garage Suites; Guest Houses; Home Occupations; RTMs; Recreation Vehicle Parking and Use; Accessory Uses; and any use that is similar, in the opinion of the Development Officer, to the permitted or discretionary uses described above.

(i) Guest Houses - A guest house may only be located in the rear yard of a parcel; the maximum floor area of a guest house shall be 45 m² (484.2 ft²); a guest house shall not be more than 4.5 m (14.76 ft) in height; and only one guest house may be constructed on a parcel.

(ii) RTMs shall be placed on a permanent foundation or basement. RTMs shall only be allowed on parcels greater than 929 m² (10,000 ft²) or more.

(iii) Recreation Vehicle Parking and Use

(1) Sewage Disposal

a. No sewage or wastewater shall be disposed into the ground within the Summer Village, and all self-contained sewage holding tanks shall be constructed with reinforced pre-cast concrete pursuant to Bylaw 155-16 as shown as Attachment "2".

(2) RV Structures:

- a. No addition, including decks can be permanently affixed to a recreation vehicle.
- b. Roof structures over recreation vehicles are not allowed.
- c. No covered decks are allowed accessory to recreation vehicles.

(3) Parcels with Approved Dwelling Units:

a. There shall be a maximum of two recreation vehicles parked on a parcel at any time.

(4) Parcels with No Approved Dwelling Units that are adjacent to Parcels with Approved Dwelling Units that are Titled to the same owner:

a. There shall be a maximum of two recreation vehicles parked on a parcel at any time.

(5) Parcels with No Approved Dwelling Units:

- a. There shall be a maximum of two recreation vehicles parked on a parcel at any time.
- b. Until September 30, 2019, recreation vehicles may be parked continuously, subject to obtaining an annual development permit.

(1) Notwithstanding the above, parcels with approved development permits for "RV permits" shall be not subject to the annual development permit fee until such time as their permit expires.

(2) Notwithstanding the above, guest Recreation Vehicles may be parked for short durations of no more than 21 consecutive days, on condition that upon expiry of the 21 day period the Recreation Vehicle shall be removed from the property for a minimum of five (5) consecutive days.

c. Summer Months from May 1 to September 30 after September 30, 2019. All recreation vehicles must be parked for short durations of no longer than 21 consecutive days, on condition that:

(1) The property owner or the principal occupant of the recreation vehicle shall obtain a development permit from the Development Officer showing the intended starting and leaving dates and shall display the development permit at the property entrance; and

(2) Upon expiry of any 21 day period the recreation vehicle shall be removed from the property for a minimum of five (5) consecutive days.

- (6) The number of recreational vehicles on a parcel may exceed the maximum number of two a total of three times per year subject to:
 - a. The Development Officer be advised in writing of the dates when more than two recreational vehicles will be on the parcel;
 - b. Provisions satisfactory to the Development Officer be made for vehicle parking and the disposal of sewage;
 - c. The maximum number of recreational vehicles on the parcel not exceed four; and
 - d. The maximum period of time when more than two recreational vehicles are on site shall not exceed five consecutive days.

(3) Lot Size Requirements

- (a) Parcels not intended to be served by a sewage collection system and a water distribution system shall have:
 - (i) A width of not less than 30.0 m (98.43 ft); and
 - (ii) An area of not less than 925 m² (9,956.7 ft²) and not more than 1,840 m² (19,805.6 ft²).
- (b) Parcels which are served or intended to be served by a sewage collection system but not by a water distribution system, shall have:
 - (i) A width of not less than 30.0 m (98.43 ft); and
 - (ii) An area of not less than 925 m² (9,956.7 ft²) and not more than 1,840 m² (19,805.6 ft²).
- (c) Parcels which are served or intended to be served by water distribution system but not a sewage collection system, shall have:
 - (i) A width of not less than 30.0 m (98.43 ft); and
 - (ii) An area of not less than 925 m² (9,956.7 ft²) and not more than 1,840 m² (19,805.6 ft²).
- (d) Parcels which are served by a water distribution system and a sewage collection system, shall have:
 - (i) A width of not less than 15.0 m (49.21 ft); and
 - (ii) An area of not less than 550 m² (5,920 ft²) and not more than 1,840 m² (19,805.6 ft²).

Parcels not complying with (a) to (d) listed above and legally created prior to April 1, 1978, are considered grandfathered prior to the Villages' incorporation and are not subject to (a) to (d) listed above but are subject to the following minimum parcel area of 550 m² (5,920 ft²).

(4) Parcel Servicing

- (a) No building may be approved or development commenced until arrangements, satisfactory to the Provincial Plumbing Inspector, Alberta Manpower and Labour and the Public Health Unit, have been made for the collection, storage, if any, and disposal of sewage and copies of approvals submitted to the Development Officer.
- (b) The Development Officer shall either refuse to issue a development permit for any building structure works, unless arrangements under (a) above have been completed, or issue a development permit subject to the condition that arrangements under (a) above shall be completed prior to the commencement of the development.

(5) Maximum Parcel Coverage

- (a) 30%, excepting on parcels greater than 929 m² (10,000 ft²), where it shall be 15%, excluding decks and patios.

(6) Minimum Front Yard

- (a) 9m (29.5 ft)

(7) Minimum Side Yard