

# Comprehensive Development 1 Zone: CD-1

## Preamble:

The CD-1 Zone is for the development of a parcel of land known as the Bighorn Estates RV Resort lands which shall be a comprehensively designed recreational vehicle park intended for seasonal use by long-term lessees. The CD-1 zone also provides for on-site storage of recreational vehicles and watercraft within a fenced enclosure.

### 1) Permitted Uses

- a) Recreational vehicle sites
- b) Park model sites
- c) Uses permitted under Section 4.03 of this Bylaw

### 2) Accessory Uses

- a) Storage of boats and recreational vehicles
- b) Other buildings and structures accessory to a permitted use.

### 3) Parcel Area

- a) Minimum gross site area in the CD-1 zone is not less than 7.0 ha.

### 4) Recreational Vehicle Park

Within the CD-1 zone, Recreational Park uses shall be developed in accordance with the following requirements:

- a) Permitted Uses
  - i) Recreational vehicle sites
  - ii) Park model sites
  - iii) Uses permitted under Section 4.03 of this Bylaw
- b) Accessory Uses
  - i) Storage of boats and recreational vehicles
  - ii) Other buildings and structures accessory to a permitted use.
- c) Minimum RV Site
  - i) Each recreational vehicle site or park model site (together hereafter referred to as an "RV Site" or collectively as "RV Sites") shall be not less than 200 m<sup>2</sup> in area, clearly distinguishable from adjacent RV Sites, and accessible from the internal road system of the campground. RV Sites shall not be directly accessible from a highway.
- d) Maximum Number of Recreational Vehicles and Park Model Trailers per RV Site
  - i) The maximum number of recreational vehicles or park models permitted within an RV Site shall be either one (1) recreational vehicle, or one (1) park model.

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- e) Permitted Size of Park Model Trailers
  - i) The gross floor area of a park model, excluding additions, must not exceed 50.2 m<sup>2</sup>.
- f) Maximum Total Parcel Density
  - i) The maximum density shall not exceed 25 RV Sites per gross hectare, calculated on the total area of the CD-1 zoned lands.
- g) Occupancy
  - h) RV Sites shall not be used for residential purposes. Occupation shall be on a seasonal basis for tourist accommodation purposes.
- i) Tenancy
  - i) No person shall lease or rent an RV Site for a period of less than a twelve (12) month period.
- j) Water Servicing Requirements.
  - i) The owner of the Lands shall provide a potable water source in compliance with the Drinking Water Protection Act.
- k) Sewer Servicing Requirements
  - i) The owner of the RV park shall provide for the disposal of all wastewater to be discharged into a community sewer system or into a private sewerage system in compliance with the Sewerage System Regulation (Public Health Act) or Municipal Wastewater Regulation (Environmental Management Act).
  - ii) The disposal of waste generated by recreational vehicles may be provided through connection to a wastewater system at individual RV Sites or centralized sewage disposal stations.
  - iii) Recreational vehicle sewage disposal stations shall be located in an area apart from any roadway and out of which a recreational vehicle may be easily and conveniently moved.
  - iv) Park model trailers must be connected to a wastewater system for the disposal of sewage.
- l) Permitted Structures
  - i) No buildings or structures other than park model trailers, fences, storage sheds, covered or uncovered patios or decks, or Arizona rooms shall be constructed, erected or located on any RV Site.
  - ii) Storage sheds within an RV Site must not:
    - (1) adjoin other structures, recreational vehicles or park model trailers located within the RV Site; nor,

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- (2) have a gross floor area greater than 6.0m<sup>2</sup>.
- m) Permitted Height for Buildings and Structures
  - i) No person shall site a building or structure which exceeds of height of 6.0m.
- n) Buffer Requirements
  - i) A vegetated buffer area shall be provided that is not less than 7.5 m wide adjacent to a highway other than a lane;
  - ii) Within the buffer area, no RV Sites, parking, or garbage disposal areas shall be permitted.
  - iii) The only roadways permitted in the buffer area are those which cross it at as close to right angles as practical and connect directly with the internal roadway system.
  - iv) Storage of recreational vehicles and boats shall be permitted within a buffer area in accordance with the provisions of the CD-1 Zone.
- o) Open Space Requirement
  - i) A minimum of 15% of the CD-1 Zone shall be retained as greenspace. Greenspace shall not include RV Sites, boat and recreational vehicle storage areas or driveways. Greenspace may include buffer areas, lands utilized for common area amenities (play areas, concessions, washrooms, laundry, etc) and other similar lands.
- p) Garbage Disposal
  - i) The owner of the Lands shall:
    - (1) provide at a central location in the development, not less than one container that is durable, bear proof, water tight, and rodent proof, for the storage and disposal of all garbage generated on site;
    - (2) maintain all garbage containers so that they shall not become foul smelling, unsightly or a breeding place for flies; and
    - (3) be responsible for the transport of garbage to an appropriate disposal site.
- q) Storage of Recreational Vehicles and Boats
  - i) Within the CD-1 Zone an area may be designated for storage of recreational vehicles and boats. The designated area shall:
    - (1) not be greater than 0.5 ha in area;
    - (2) be fenced around its entire perimeter with a solid wood fence, not less than 1.6m and not more than 2.5m in height.

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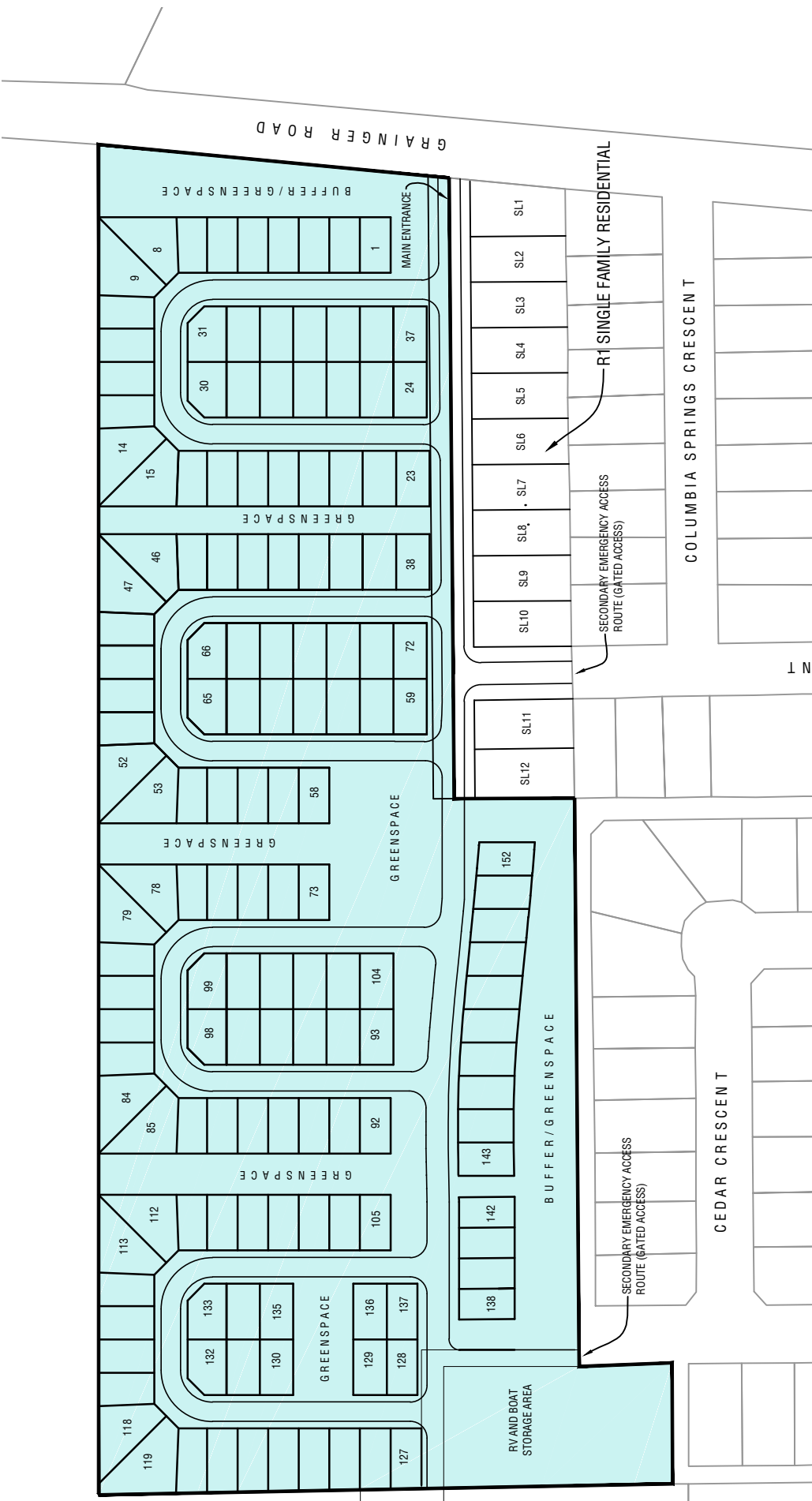
- (3) be utilized for storage of recreational vehicles, boats and other watercraft, trailers, and other motorized and non-motorized recreational equipment;
- (4) not permit the storage of any recreational vehicle, boat or other watercraft, trailer, or other motorized or non-motorized recreational equipment that is not owned by an owner, lessee or renter of an RV Site or single family dwelling located within the CD-1 zone. General commercial storage is not permitted;

### 5) Other Regulations

- a) All persons carrying out a use permitted in the CD-1 zone shall comply with the relevant provisions of Parts 4, 5 and 6 of this Bylaw;
- b) No person shall permit the use of any portion of a parcel in the CD-1 zone for the wrecking or repair of vehicles or for the storage of derelict vehicles.

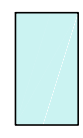
### 6) Conceptual Development Plan

- a) Development of the CD-1 zone shall be permitted in general accordance with the conceptual development plan referred to as "*CD-1 Map*", attached to this bylaw.



# CONCEPTUAL DEVELOPMENT PLAN

## CD-1 MAP



RECREATIONAL VEHICLE PARK USES DEVELOPED IN ACCORDANCE WITH CD-1 ZONE.

**Legal Description** - That portion of Lot 1, District Lot 110, Kootenay District Plan 6728, Except Plans 6892, 7316, 90238, 14609 and NEP87168 and excluding those lands to be zoned as R1.  
 PID: 014-080-702