

# BYLAW 1658-21

*A BYLAW of the County of Stettler No. 6, in the Province of Alberta, in accordance with the Municipal Government Act Chapter M-26 Revised Statutes of Alberta 2000 and amendments thereto, to provide for the amendment of the Land Use Bylaw No. 1443-10 as amended.*

**WHEREAS** Section 639 of the *Municipal Government Act*, being Chapter M-26 of the Revised Statutes of Alberta 2000, and amendments thereto, provides that every municipality must pass a land use bylaw; and

**WHEREAS** the *Municipal Government Act*, being Chapter M-26 of the Revised Statutes of Alberta 2000 and amendments thereto, permit a Council by bylaw to amend the Land Use Bylaw,

**WHEREAS** Council deems it necessary and expedient to amend the Land Use Bylaw 1443-10,

**NOW THEREFORE BE IT RESOLVED** that the Council of the County of Stettler, duly assembled enacts as follows:

1. That Section 76.1 is amended as follows –

76.1 On any lot (developed or vacant) in any Land Use District a Recreational Vehicle, including one that is parked or stored on a developed lot pursuant to Section 75.2 may be used as a dwelling unit for a period **not exceeding** twenty one (21) consecutive days, at the expiry of which it must be removed from the property for a minimum of five consecutive days; pursuant to Section 25.1 and a temporary development permit is not required for such use. This includes a Recreational Vehicle owned and/or used by short-term guests of the landowner or dwelling unit occupant (e.g. long weekend guests), subject to parking for any and all towing unit(s) and any associated trailers (e.g. for a boat, ATV, Ski-doo, etc.) being accommodated on the subject parcel of land.

2. That Section 76.2 is amended by inserting the following text as follows-

76.2 A maximum of two (2) Recreational Vehicles may be used pursuant to Section 0 ~~without the requirement to obtain upon issuance of a temporary~~ development permit. Additional Recreational vehicles may be used for this purpose for a maximum of five consecutive days and only with the ~~prior permission of the Development Officer. Issuance of a temporary development permit.~~ For each additional Recreational Vehicle a temporary permit and tag for placement in the Recreational Vehicle in a location visible from the street stating the ~~serial number of the Recreational Vehicle and~~ dates that it will be parked on the lot ~~must may~~ be obtained from the Development Officer.

The use of a Recreational Vehicle as a dwelling unit for a period **exceeding** twenty one (21) consecutive days is allowed **only if** 'Recreational Vehicle' is listed as a use in the Land Use District for the subject parcel and a development permit for such use has been issued by the Development Authority pursuant to the regulations of that District.

76.3 In addition to the regulations for Recreational Vehicles in a specific Land Use District the following regulations apply to the use of a Recreational Vehicle as a dwelling unit pursuant to Section 76.3.

76.4 The Development Authority shall be satisfied that the design, finish and appearance of a building, including a Recreational Vehicle, are compatible with the amenities and character of existing development in the surrounding area.

(a) A Recreational Vehicle shall be no more than fifteen years old at the time of applying for a development permit to use it as a dwelling unit. If the Recreational Vehicle is older than fifteen years, photographs of the Recreational Vehicle to be placed on the lot shall be submitted with the development permit application to the Development Officer's satisfaction, and the application may be denied or a condition imposed to require its upgrading if the condition of the Recreational Vehicle is not to the satisfaction of the Development Authority.

(b) Only one Recreational Vehicle per lot may be used as a dwelling unit pursuant to Section

75.3 except in Buffalo Lake Meadows (Plan 0521511 and Plan 0620721) where, despite anything to the contrary in this Land Use Bylaw, a maximum of two Recreational Vehicles per lot may be allowed at the discretion of the Development Authority. Further, subject to Section 68, only one development permit may be issued for a principal building that is a dwelling unit (i.e. either for a Recreational Vehicle or for a detached dwelling).

- (c) Pursuant to Section 8 a Recreational Vehicle includes a Recreational Vehicle - Park Model Trailer but does not include a Recreational Vehicle - Park Model Recreational Unit (also called a "Cottage Model").
- (d) Pursuant to Section 9 a Recreational Vehicle used as a dwelling unit is a building and all regulations specified in this District for a building also apply to a Recreational Vehicle, unless stated otherwise.
- (e) In the Rochon Sands Heights, Scenic Sands [on lots specified in Section 108.15 ( c ) (ii)] and Buffalo Lake Meadows subdivisions, additions to a Recreational Vehicle shall be limited to a ground level deck.
- (f) Although being a discretionary use in the Rochon Sands Heights, Scenic Sands [on lots specified in Section 108.15 (c) (ii) and Buffalo Lake Meadows subdivisions, notwithstanding anything to the contrary in this Bylaw the Development Officer may issue a development permit for the use of a Recreational Vehicle as a dwelling unit, but shall refer the application to the Municipal Planning Commission if the Development Officer recommends refusal of the development permit or for any other reason that the Development Officer deems it necessary.
- ~~(g)~~—When the Development Officer issues a development permit for the use of a Recreational Vehicle as a dwelling unit, an appeal period for affected landowners shall apply pursuant to Section 33.2.

~~(h)~~(g)

(h) The landowner of a parcel of land on which a Recreational Vehicle is illegally stored (refer to Section 74) or is placed to be used as a dwelling unit without the benefit of a development permit or on which a Recreational Vehicle was legally placed to be used as a dwelling unit with the benefit of a time limited development permit which has expired, may be liable to a fine or penalty pursuant to Section 38.1 provided for in the County's Fee Bylaw.

(i)

**READ A FIRST TIME** this 14<sup>th</sup> day of April, 2021 on a motion of Councillor Stulberg.

Carried Unanimously

**PUBLIC HEARING** scheduled for the 12<sup>th</sup> day of May, 2021 at 1:00 PM.

**NOTICE OF INTENTION** mailed to

**NOTICE OF INTENTION** to be forwarded to Buffalo Lake Residents and member municipalities within the Buffalo Lake Inter-Municipal Development Plan and Buffalo Lake South Shore Inter-Municipal Development Plan on-

**NOTICE OF INTENTION** published in the \_\_\_ and issues \_\_\_ of the Stettler Independent.

**READ A SECOND TIME** this day of \_\_\_\_\_ on a motion of Councillor

**Moved by Councillor** \_\_\_\_\_ **that Council proceed with third and final reading.**

**READ A THIRD TIME** this \_\_\_ day of \_\_\_\_\_, 2021 A.D. on a motion of Councillor \_\_\_\_\_.

**DATED** this \_\_\_\_\_ day 2021.

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer