

# RVP-1 Recreational Vehicle Park 1 (603)

## Intent

- This zone is intended to support a Recreational Vehicle Parks and Recreational Vehicle Strata Parks.

## PERMITTED USES

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| .1 | <b>Principal Uses</b> | The following uses shall be permitted in the T-3 zone  |  |
|    |                       | <ul style="list-style-type: none"><li>• Recreational Vehicle Park</li><li>• Recreational Vehicle Strata Park</li></ul> |  |
| .2 | <b>Accessory Uses</b> | <ul style="list-style-type: none"><li>• Outdoor Storage Yard</li><li>• Employee Dwelling Unit</li></ul>                | <ul style="list-style-type: none"><li>• Short Term Rental</li><li>• Storage Facility</li></ul> |

## DEVELOPMENT REGULATIONS

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| .3 | <b>Density</b>         | <ul style="list-style-type: none"><li>• The maximum density of Recreational Vehicle Spaces when services with Community Water and Sewer shall be:</li></ul> | <ul style="list-style-type: none"><li>• 50 per Ha</li></ul>         |
|    |                        | In all other cases:   | <ul style="list-style-type: none"><li>• 1</li></ul>                 |
| .4 |                        | <ul style="list-style-type: none"><li>• The minimum area for a Recreational Vehicle Space is:</li></ul>   | <ul style="list-style-type: none"><li>• 180 m<sup>2</sup></li></ul> |
| .5 |                        | <ul style="list-style-type: none"><li>• The maximum number of Recreational Vehicles per Recreational Vehicle Space is:</li></ul>                            | <ul style="list-style-type: none"><li>• 1</li></ul>                 |
| .6 |                        | <ul style="list-style-type: none"><li>• The maximum number or Accessory Buildings per Recreational Vehicle Space is:</li></ul>                              | <ul style="list-style-type: none"><li>• 1</li></ul>                 |
| .7 | <b>Parcel Coverage</b> | <ul style="list-style-type: none"><li>• The maximum parcel coverage for a Recreational Vehicle Park is:</li></ul>   | <ul style="list-style-type: none"><li>• 30%</li></ul>               |
| .8 |                        | <ul style="list-style-type: none"><li>• The maximum Impermeable Surface for a Recreational Vehicle Space is:</li></ul>                                      | <ul style="list-style-type: none"><li>• 70%</li></ul>               |

.9	<b>Maximum Height</b>	<ul style="list-style-type: none"> <li>Recreational Vehicle or Park Model: <ul style="list-style-type: none"> <li>9m</li> </ul> </li> <li>Single-Unit Dwelling: <ul style="list-style-type: none"> <li>10m</li> </ul> </li> <li>Accessory Buildings and Structures: <ul style="list-style-type: none"> <li>5m</li> </ul> </li> </ul>
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.9	<b>Setbacks</b>	The minimum setbacks for:	Front	Rear	Interior Side	Exterior Side
		<ul style="list-style-type: none"> <li>All Buildings and Structures or Recreational Vehicles and Park Model from the Recreational Vehicle Park exterior property lines are:</li> </ul>	1.5m	1.5m	1.5m	1.5m
		<ul style="list-style-type: none"> <li>The Recreational Vehicle or Park Model to the perimeter of the Recreational Vehicle Space, are:</li> </ul>	4.5m	3.0m	0.5m	3m
		<ul style="list-style-type: none"> <li>Accessory buildings:</li> </ul>	3m	1.5m	1.5m	1.5m

**SUBDIVISION REGULATIONS**

.10	<b>Parcel Area</b>	<ul style="list-style-type: none"> <li>The minimum Parcel area for a Recreational Vehicle Park is: <ul style="list-style-type: none"> <li>1.0 ha</li> </ul> </li> <li>The minimum Parcel area for a Recreational Vehicle Strata Parcel is: <ul style="list-style-type: none"> <li>180 m<sup>2</sup></li> </ul> </li> </ul>
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.7	<b>Parcel dimensions</b>	<ul style="list-style-type: none"> <li>The minimum frontage for a Recreational Vehicle Park is: <ul style="list-style-type: none"> <li>20m</li> </ul> </li> <li>The minimum frontage for a Recreational Vehicle Space is: <ul style="list-style-type: none"> <li>9m</li> </ul> </li> </ul>
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**PARKING**

.8	Off-street parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.
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## REGULATIONS AND CONDITIONS OF USE

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| .a | <b>General Regulations</b> | <ul style="list-style-type: none"><li>• See the General Regulations section of this bylaw for additional regulations that apply to this zone.</li></ul>  |
| .b | <b>Deck Areas</b>          | <ul style="list-style-type: none"><li>• Roofed deck or patio areas may not be enclosed, except that such areas may be enclosed by screened partitions.</li><li>• Roofed deck or patio areas may not exceed 25% of the Recreation Vehicle Space area</li><li>• Decks and patios must be constructed independent of the Recreational Vehicle or Park Model</li></ul>   |
| .c | <b>Private Open Space</b>  | <ul style="list-style-type: none"><li>• 6% of the gross area of the Recreational Vehicle Park must be provided as Private Open Space</li></ul>   |
| .d | <b>Accessory Buildings</b> | <ul style="list-style-type: none"><li>• No accessory building or structure or storage building shall be used for sleeping or habitation purposes at any time.</li></ul>  |
| .e | <b>Accessory Uses</b>      | <ul style="list-style-type: none"><li>• All accessory uses are solely for the tenants of the Recreational Vehicle Park.</li></ul>  |
| .f | <b>Storage</b>             | <ul style="list-style-type: none"><li>• All storage uses (indoor and outdoor) are solely for the tenants of the recreational park and must not exceed 20% of the total Park area.</li></ul>  |
| .g | <b>Internal Roads</b>      | <ul style="list-style-type: none"><li>• Internal Access must have a minimum paved or concrete surface with of 6.0 m and be designed in accordance with the BC Building Code.</li><li>• Emergency access shall be provided and maintained at all times. Secured access shall be provided with District of Sicamous approved lock boxes and opening devices.</li></ul> |