



**parkland**  
county

# **BARELAND RECREATIONAL RESORT DISTRICT REPORT**

*Parkland County Land Use Bylaw Redesign  
Project*

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Prepared by

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# 1 | PROJECT UNDERSTANDING

## 1.1 THE PROJECT

Parkland County's Land Use Bylaw was last updated in 2017, but has not been comprehensively updated since 2009. Thus, the County set forth the Parkland County Land Use Bylaw ReDesign project to streamline regulations; provide transparent and consistent decision-making; enhance the document to be user friendly; and achieve Council's Strategic Vision. This project is happening in tandem with the Municipal Development Plan update to ensure consistency and develop the statutory documents that work and speak to one another.

To support this work, the County has engaged V3 Companies of Canada to provide research support for the Bareland Recreational Resort District (BRR) and the development of Arizona rooms and accessory structures. This district currently provides for Recreational Unit, Park Model as a permitted use. Recreational Unit, Park Models are dwelling units that are built to the CSA Z-241 Standard and is intended for seasonal use in Alberta. They are built on a single chassis mounted on wheels which may be removed to facilitate temporary use or relocation. Increasingly, accessory structures are being added to Recreational Unit, Park Models which are beginning to include living spaces and sleeping quarters, often termed 'Arizona room'. Currently, the Land Use Bylaw does not regulate Arizona rooms or accessory structures attached to the Recreation Unit, Park Model.

The focus of this research lies in addressing the implications posed by Arizona Rooms, which have blurred the lines between temporary structures and permanent living spaces. Although Arizona rooms were originally intended as accessory structures, they tend to become extended living spaces attached to Recreation Unit, Park Models.

For this project, V3 Companies is enlisted to research and review best practices to identify issues and opportunities related to Arizona rooms/accessory structures, and overall provide recommendations to the County on how to best address Arizona rooms in their Land Use Bylaw.

## 1.2 THIS REPORT

The research is aimed at understanding Arizona rooms and what the best practices for Parkland County would be as managed in the Land Use Bylaw.

This report consolidates the research and analysis conducted for this project, along with the recommended amendments to the BRR District. This report outlines the following:

1. A description of the Bareland Recreational Resort District (BRR).
2. Summary of the best practices collected from case studies and municipal interviews.
3. Recommended amendments to the Bareland Recreation Resort District.

This report is intended to support the Land Use Bylaw ReDesign project by providing an in-depth analysis of Arizona rooms with recommendations to help regulate Arizona rooms within the BRR District.

## 2 | CONTEXT SETTING

This section covers the review and analysis of relevant documents, best planning practices, case studies, and interviews for the Recreational Units, Park Models and Arizona rooms to set the context of the project. This analysis has been completed with the goal of finding strategic ways to amend the Bareland Recreational Resort District to better regulate Arizona rooms in Parkland County's Land Use Bylaw.

### 2.1 BACKGROUND

#### 2.1.1 Definitions

Different municipalities may define or categorize similar definitions in different ways. For clarity and consistency, the following definitions, taken from the Parkland County Land Use Bylaw No. 2017-18, will be used in this report:

**ACCESSORY** means subordinate, incidental to, and exclusively devoted to a principal Use or principal Building.

- *Arizona rooms may be defined as an accessory as they are exclusively devoted to the principal use.*

**BARELAND CONDOMINIUM** means a condominium development containing Bareland Condominium Units, created specifically through subdivision and registered as a condominium plan in accordance with the Condominium Property Act, RSA 2000, c. C-22.

**BARELAND CONDOMINIUM UNIT** means a bareland unit as defined in the Condominium Property Act, RSA 2000, c. C-22.

**DWELLING, SINGLE DETACHED** means a Development consisting of a residential Building containing one Dwelling with or without an attached garage and/or attached carport and is separated from any other Dwelling. Modular Homes, Double wide Manufactured homes and a dwelling constructed onsite are all considered Single Detached Dwellings. Where a Secondary Suite is a Permitted or Discretionary Use within a District, a Dwelling, Single Detached may also contain a Secondary Suite.

**MANUFACTURED HOME, DOUBLE WIDE** means a building or structure, whether ordinarily equipped with wheels or not, that is constructed or manufactured in two parts with each of the two parts being moved from one point to another individually and put together on a Parcel to form a single unit and which provides completely self-contained, year-round residential accommodation and meets the requirements for a residence under the Canadian Standards Association. A double-wide manufactured home does not include a single wide manufactured home, holiday trailers or recreation vehicle.

**MANUFACTURED HOME, SINGLE WIDE** means a building or structure, whether ordinarily equipped with wheels or not, that is constructed or manufactured to be moved from one point to another as a single unit which provides completely self-contained, year-round residential accommodation and meets the requirements for a residence under the Canadian Standards Association and has a length to width ratio of 3:1 or greater. A single-wide manufactured home does not include a double wide manufactured home, holiday trailer, park model or Recreational Vehicle.

**RECREATIONAL UNIT, PARK MODEL** means a recreational unit that is designed for seasonal use, generally in just one location, and built to the CSA Z-241 Standard. It is built on a single chassis mounted on wheels, which may be removed. It is designed to facilitate occasional relocation, with living quarters for seasonal use, and must be connected to those utilities necessary for the operation of fixtures and appliances.

**TEMPORARY STRUCTURE** means a structure incidental and subordinate to the principal use which at no time shall be used as a dwelling and is not intended to remain as a permanent structure. Limited to "preassembled" or "ready to assemble" structures that do not require Building Permit approval under the Alberta Safety Codes Act. Including, but not limited to garden sheds, carports, gazebos, play structures and tarped structures that are 55.0 m<sup>2</sup> or less in

area. This use does not include site built structures, or structures constructed off-site and then delivered to a property.

**TOURIST CAMPGROUND, DESTINATION** means development of land which has been planned and improved for the seasonal use of holiday trailers, motor homes, tents, cottages, campers and similar Recreational Vehicles, and is not used as accommodation for residential use.

**TOURIST CAMPGROUND, ENROUTE** means development of land which has been planned and improved for the seasonal short term occupancy of holiday trailers, motor homes, tents, campers and similar Recreational Vehicles for those travelers on their way to another destination and is not used as year round storage, or accommodation for residential use.

For additional clarification and constancy, the following term definitions will be used in lieu of their absence from Parkland County's Land Use Bylaw:

**BUILDING PERMIT** means a permit that is issued after the detailed construction drawings and all the supporting documentation are reviewed to ensure they meet the minimum standards set from the Alberta Building Code (ABC).

**CANADA STANDARDS ASSOCIATION** or CSA is a standards development organization that prepares regulatory standards for various industries.

**THE NATIONAL BUILDING CODE** is a model code with technical provisions for the design, construction, alteration, addition, change of use or demolition of buildings within Canada. Many provinces have published their own building code, which are based off the National Building Code. The National Building Code – 2019 Alberta Edition replaced Alberta's own building code, Alberta Building Code, in 2019; however, many Albertan municipalities still refer to the Alberta Building Code.

## **2.1.2 Canadian Standards Association and National Building Code of Canada**

The Canadian Standards Association (CSA) regulates various industries to ensure design standards and subsequent healthy and safety standards are met. Recreational vehicles are to be designed and built to the CSA Z-240 standard, Park Model Trailers are to be designed and built to the CSA Z-241 standard, and mobile homes are to be design and built to the CSA Z-240 MH standard.

The National Building Code (NBC) – 2019 Alberta Edition is used to ensure that all buildings or structures meet certain design standards. The National Building Code does not distinguish between permanent or temporary dwellings, under the NBC all dwellings are to meet the same standard. Additionally, any building or structure put on any form of foundation is required to meet the ABC or CSA A-277 standard (the standard for modular homes), regardless of if it is intended to be a temporary dwelling.

Park Model Trailers are built under the CSA Z-241 standard and not the CSA A-277 because they are meant to be used as recreational living units and temporary use for the warmer seasons. Because of the increasing introduction of Arizona rooms attached to Park Model Trailers within Parkland County, residents have been using their Park Model Trailers year-round which poses a threat to safety concerns because these buildings do not conform with the CSA A-277 standard. To ensure the safety and wellbeing of the community, Parkland County is exploring ways to regulate Arizona rooms and their context with the Bareland Recreational Resort District.

## **2.1.3 Bareland Recreational Resort District**

The Bareland Recreation Resort district is intended *"[t]o provide for condominium Recreational Vehicle resort development in association with amenity features, and in compliance with an approved plan in accordance with the County's statutory plan hierarchy."*

The district currently provides select permitted and discretionary uses often found as part of recreational resort developments, most of which fall under the discretionary uses whereby the development officer would assess the application for its compatibility with adjoining uses and impacts extending off-site.

As this district is intended to be applied in tandem with a bareland condominium development, the subdivision and development regulations are largely related to how the development functions as a whole, versus on a parcel-by-parcel basis. At the time of this report, this district is applied to only three (3) areas in the County: Sunset Shores RV Resort, Pineridge Gold and RV Resort, and Trestle Creek RV Resort.

### 2.1.4 Admin Monitoring Reports

Parkland County's Administration has logged challenges that have arisen with the Land Use Bylaw overtime, including those specific to the Bareland Recreational Resort District (BRR District). The following table outlines the issues that are relevant to the Bareland Recreational Resort District and comments and analysis on how these could be addressed.

Issue & Admin Comments	Our Comments
<b>Definition</b>	
<p><b>Internal vs External Parcels</b> Defining internal and external parcels in BRR and in general (e.g., 1.5 m external parcel setbacks in BRR need to be clarified - for all side yards or just external side yard)</p>	<p>From the time of the project team's review of the BRR District, Parkland County has added setbacks for external parcels and setbacks for internal parcels; however, it would be beneficial to understand how these setbacks are working with Arizona room additions.</p>
<p><b>Recreational/tourism District</b> Wellness centre, campgrounds, BRR. Different from Agri-tourism?</p>	<p>The BRR District accommodates Bareland Condominium units where residents who own a unit pay for the amenities that the condominium corporation provides. As such, amenities within the BRR district are meant for use by those who own within the development. Comparatively, recreational and tourism specific districts are usually intended for public use.</p>
<b>Unclear Use Class</b>	
<p><b>Arizona Room</b> What is it? Should we define it so we know what we can and can't be done - rooms, office, etc.</p>	<p>This logged issue is exactly why this project is being undertaken. The recommended BRR District amendments provided later in this document will identify this.</p>
<p><b>Park Model</b> what is it and isn't it; size limits; should this be removed from residential and put in a recreation section?</p>	<p>Although Park Model Trailers are defined as recreational units for temporary use within the warmer months, they include living and sleeping quarters that make the use a residential use, albeit temporary.</p> <p>Currently, the Recreation District (PR) within Parkland County's Land Use Bylaw is within Section 8 – Parks and Services which does not fit the definition for the use of Park Model Trailers. Additionally, many of the uses in the Recreational District include uses that revolve around recreational services and facilities. A Park Model Trailer is a recreational unit, but overall, the use is for temporary residential purposes.</p>
<b>Unclear/Conflicting Information</b>	
<p><b>BRR - rooftop patio</b> loophole to allow for rooftop patios on accessory buildings as it does not count as a storey - need to address this in the regs</p>	<p>Unregulated rooftop patios can visually impact surrounding properties, which may cause privacy concerns as well as sun shadowing. To avoid these impacts, there is the possibility to add specific regulations to restrict rooftop patios on accessory structures, however, this could also be left to the condominium corporation to enact through its bylaws.</p>

## 2.2 CASE STUDIES & INTERVIEWS

Based on our experience of working with other rural municipalities within Alberta that experience similar uses, we recommended five municipalities for case study reviews. These case studies were chosen because they also deal with recreational units and park models in different ways that could help provide insight into the effectiveness of their regulations around this use and the issues they have experienced.

In addition to the Alberta municipalities, Maricopa County was chosen because this is where Arizona rooms originated, and significant research has been completed as well as years of lessons learned. The five municipalities are identified in the tables below, accompanied by an overview of their existing regulations, a summary of the interview, and lessons learned that may be applicable for Parkland County.

### 2.2.1 Strathcona County

In our initial review case study municipalities, we discovered a district called the SRR1 – Seasonal Recreational Resort 1 District, specifically for seasonal recreational resort uses to be relevant to the project in Strathcona County. However, with further investigation and conversations with Strathcona County, that district is only applied to one lot and Park Model Trailers are not permitted in their Land Use Bylaw. The district is used to provide for seasonal recreational resort developments which allows for seasonal short-term accommodates and limited amenities. The purpose of this district was to allow for seasonal recreational resort development in the form of cabin development, similar to a campsite. It was created for a specific development called the Kawtikh RV Retreat.

Due to a park model trailer being a seasonal structure, the Strathcona County Land Use Bylaw would not enable them to be permitted independently like a permanent dwelling or manufacture home. To accommodate them, they would need to be permitted with a larger seasonal use such as a campground or seasonal recreation resort where the permit limits the occupancy to the seasons to which the structure has been designed. However, the way the definitions and listed uses are provided in the County’s Land Use Bylaw, Park Model Trailers would not be permitted within a campground or seasonal recreational resort as the definition of campsite and resort site associated with those uses explicitly do not include Park Model Trailers. Amendments to the Land Use Bylaw would need to be achieved to have a park model trailer as part of a seasonal use in Strathcona County.

Strathcona County defines Park Model Trailers as “a recreational unit that conforms to the appropriate standards for park model trailers at the time of manufacture.” However, the County treats Park Model Trailers as a separate use from their Land Use Bylaw. To develop a Park Model Trailer in Strathcona County, the applicant must apply for a Direct Control district and permit Park Model Trailers as a use. However, it is our understanding that it would be unlikely that the County supports a proposal that permits Park Model Trailers. Although this route mitigates issues related to Arizona rooms and temporary units, it may be exclusionary for those whose housing needs and wants can be accommodated through Park Model Trailers.

### 2.2.2 Lacombe County

Case Study & Research	
<b>Relevant definitions from the municipality’s LUB</b>	<p><b>ACCESSORY BUILDING AND USE</b> means a building, structure or use detached from a principal building, normally incidental, or secondary to the principal building or use. The building or use is subordinate in area, extent or purpose to the principal building or use and is located on the same site as the principal building or use.</p> <p><b>MOVED-IN RESIDENCE, OTHER</b> means a residential building that has previously been constructed or placed on a different parcel for occupancy and has been relocated to serve as a residence at its new location. A moved-in residence is not of new construction, and does not include a mobile home.</p>

	<p><b>RECREATION VEHICLE</b> means a vehicle primarily designed as temporary living quarters for recreational camping or travelling, which either has its own motor power or is mounted onto or drawn by another vehicle.</p> <p><b>RECREATIONAL VEHICLE PARK</b> means the planned development used for the seasonal short term use of recreational vehicles with a higher level of service provided than in a campground. The recreational vehicle park shall not be used as year round storage, or accommodation for residential use. A Recreational Vehicle Park may be developed in association with related recreational activities; such as hiking or riding trails, picnic grounds, boating facilities and playgrounds.</p> <p><b>RECREATIONAL VEHICLE – PARK MODEL RECREATIONAL UNIT (ALSO REFERRED TO AS A “COTTAGE MODEL”)</b> means a recreational vehicle built on a single chassis mounted on wheels which may be removed. The unit is designed to facilitate occasional relocation, with living quarters for a temporary residence or seasonal use, and must be connected to those utilities necessary for the operation of installed fixtures and appliances. This type of recreation vehicles has a width greater than 2.6m (8ft. 6in.) in the transit mode. Park Model Recreational Units require a special tow vehicle and a special permit to move on the road. They conform to the CSA Z241 Standard for Park Model Recreational Units or another similar CSA standard to be approved by the Development Authority at its sole discretion.</p> <ul style="list-style-type: none"> <li>• This definition would best fit Parkland County’s definition of Recreational Units, Park Model Trailers.</li> </ul> <p><b>RECREATIONAL VEHICLE – PARK MODEL TRAILER</b> means a recreational vehicle designed to be towed by a heavy duty tow vehicle but is of restricted size and weight so that it does not require a special highway movement permit. The maximum width when being towed is 2.6m (8ft. 6in.). This type of recreational vehicle is designed for infrequent towing, and is not fitted with a 12-volt system for fixtures and appliances. Once on site in the set-up mode, it must be connected to local utilities. The Park Model Trailer is built on a single chassis mounted on wheels and has one or more slide-outs and conforms to the CSA Z-240 Standard for Recreational Vehicles or another similar CSA standard to be approved by the Development Authority as its sole discretion.</p> <ul style="list-style-type: none"> <li>• Although this definition is labelled as a Recreational Vehicle – Park Model Trailer, Lacombe County’s definition states that this dwelling would be built on the CSA Z-240 Standard which are specifically for Recreational Vehicles, such as camping trailers or truck campers.</li> </ul>
<p><b>LUB Regulations for temporary accommodations and accessory units</b></p>	<p><b>Recreational Vehicle Resort District (R-RVR):</b> The purpose of the Recreational Vehicle Resort ‘R-RVR’ District is to provide an area that will facilitate recreational vehicle resort uses, and associated buildings through the bareland condominium tenure system.</p> <ul style="list-style-type: none"> <li>• This district allows for one recreational vehicle – park model recreational unit per condominium unit and one addition to the park model recreational unit per condominium. This also goes for recreational vehicle – park model trailers.</li> <li>• The County’s overall vision for this district is to protect open space and enhance development regulations. Traditional subdivisions would not have the authority to enforce a legal condominium board to regulate environmental protection or development regulations that a bareland condominium tenure system has.</li> <li>• The titles on these properties may have a caveat regarding deferred services to contribute to the cost of municipal or regional water/wastewater system.</li> </ul> <p>Recreational vehicles can we used as temporary dwellings on a short basis (no longer than 2 weeks) in many districts such as the County Residential District (R-CR), Hamlet Residential 3 District (H-R3), Country Residential Estate District (R-CRE), Residential Conservation (Cluster) District (R-RCC), Residential Lake Area District (R-RLA).</p> <ul style="list-style-type: none"> <li>• Recreational vehicle – park model recreational unit and trailer are not permitted or discretionary in any other district other than Recreational Vehicle Resort District.</li> </ul>



<b>Servicing Requirements</b>	For the Recreational Vehicle Resort District (R-RVR), servicing must be a communal servicing system (for water and wastewater).
<b>Development Permit Requirements</b>	<p>Specific development permit requirements for Park Models – the Development Officer may require the applicant to submit a survey prepared by an Alberta Land Surveyor to certify that the Park Model on the site meets the setback requirements of the Recreational Vehicle Resort District.</p> <p>There are also additional regulations such as there must be full fire flow (hydrant) protection to the County’s satisfaction.</p>
<b>Other</b>	N/A
<b>Interview Feedback</b>	
<b>Interview Summary</b>	<p>Unfortunately, representatives from Lacombe County did not have the availability to be interviewed for the project; however, they provided a written response, via email, to the project team’s guiding questions for the interview. These comments included information about the project and how the County handles Park Model Trailers and Arizona rooms within the Land Use Bylaw:</p> <ul style="list-style-type: none"> <li>• The Recreation Vehicle Resort ‘R-RVR’ District was created at the request of developers (prior to 2010), as the recreation uses around their major lakes evolved. They have two developments with this district, both bareland condominiums.</li> <li>• The district was originally intended to be for 3-season development, by way of servicing (water/wastewater) being turned off in the winter. That has changed and the district now includes 4-season development with full time servicing. Even if a unit is in a 3-season area, they can continue to use their lot full time, the development just does not have water/wastewater services through the winter. They are unable to regulate when people use their properties.</li> <li>• Their park model definition includes CSA Z-241, but also any other CSA standard they feel is appropriate, based on the aesthetics of the structure looking like a park model. Most park models approved today are CSA A-277.</li> <li>• Within the R-RVR District, they allow one addition to the park model (usually this is additional interior living space), one covered deck (can be a screened room), one gazebo, one shed (max 150 sq ft), and one wood storage box. There are several full-time residents in these districts in their County. People are residing in them as they are affordable, while providing that lake-living feel. The County does not use the word Arizona rooms; they use the words addition, or covered deck.</li> </ul>
<b>Lessons for Parkland County</b>	<ul style="list-style-type: none"> <li>• Arizona rooms are defined as an addition or covered deck within the Lacombe County Land Use Bylaw. Although there may be safety concerns for 3-season district dwellings because of servicing being turned off in the winter, the County has determined they are unable to regulate when people use their properties. However, because they have deemed these areas 3-season districts, they are not liable for any issues that occur when people use these residencies as 4-season dwellings.</li> <li>• Lacombe County has not encountered these problems because they have expanded the park model definition to fit other CSA standards, many of their park models are approved as CSA A-277 and deemed appropriate for permanent residency. This mitigates problems of safety for park models that are supposed to be used as temporary dwellings.</li> <li>• Although building Park Model Trailers under CSA standard A-277 could aid with safety concerns for Parkland County, structures built in CSA Z-241 provides an affordable option for residence. However, it would be beneficial to clearly define Arizona rooms within the Land Use Bylaw, whether they are defined as Arizona rooms, additions, or covered decks.</li> </ul>

### 2.2.3 County of Wetaskiwin

Case Study & Research	
<p><b>Relevant definitions from the municipality's LUB</b></p>	<p><b>Accessory Building or Structure</b> means, for the purpose of administering the provisions of Part Nine of the Building Code, a building or structure which is subordinate, exclusively devoted, and incidental to the principal building or use located on the same lot but in no instance shall be used as a dwelling, except for a secondary suite. Parking may be an accessory use when it serves the main use and does not serve uses on other sites. May include play structures. The building or structure may precede the principal building or use subject to the developer providing proof of a sufficient, safe, and suitable building site for the principal building and use. Typical structures may include garages, sheds, swimming pools, frame and fabric structure and wind turbines and solar panel arrays. When a building is attached to the principal building by a roof, floor or foundation above or below grade, it is considered to be part of the principal building. A washroom and small kitchenette may be allowed in one accessory building.</p> <ul style="list-style-type: none"> <li>An Arizona room would not be considered an accessory building or structure in this land use bylaw as it is attached to the principal building.</li> </ul> <p><b>Campground</b> means a development on an area of land which has been planned and improved for the use of tents and/or recreational users, not exceeding 180 days. Related facilities that are accessory to and support the campground may include an administrative office, Laundromat, picnic grounds and playgrounds that are on site.</p> <ul style="list-style-type: none"> <li>Campground uses are different than the scope of recreational units and park models.</li> </ul> <p><b>Dwelling, Mobile</b> means a structure that is to be utilized as a dwelling and was designed to be transported on a heavy chassis that allows for the permanent or temporary attachment of a hitch and wheel assembly to enable the relocation of the unit. The building must have CSA-A277 certification as a 'Mobile' and must be constructed in accordance with the CSA-Z240 standards for foundations such as blocking and steel piles with an enclosed and insulated joist space. A mobile dwelling includes manufactured homes but does not include park models, recreational vehicles, modular dwellings, detached dwellings, or moved in dwellings.</p> <ul style="list-style-type: none"> <li>This definition defines manufactured homes which are separate from recreational vehicles and park model trailers.</li> </ul> <p><b>Dwelling, Moved in</b> means a detached or used modular dwelling previously occupied or used that is transported in whole or in parts to a new building site and does not include recreational vehicles, park models, new modular homes, or mobile homes.</p> <p><b>Recreational Units</b> means a mobile unit meant for use as temporary accommodation and includes, but is not limited to, holiday trailers, tents, tent trailers, fifth-wheel trailers, truck campers, motor homes, park model trailers, yurts, and recreational units that do not meet Part 9 of the Alberta Building Code (ABC).</p> <ul style="list-style-type: none"> <li>This definition is similar to Parkland County's current definition of recreational units.</li> </ul> <p><b>Recreational Units Use</b> means the intermittent use of land (upon which there is no permanent dwelling) for the parking of one (1) Recreational Units that is used as temporary accommodation for users engaged in recreational or seasonal pursuits.</p> <p><b>Recreational Unit Park</b> means an area of land with sewer, water and power services used for the short-term accommodation of Recreational Units on a private land title lease or rental basis and includes a sanitary pump out site for the disposal of wastes from the Recreational Units. This may include Recreational Units oriented Bareland condominium unit developments, subject to all infrastructure including roads, utilities, water and sewer which would normally be municipal or local improvements being constructed to minimum County standards.</p>

**LUB Regulations for temporary accommodations and accessory units**

- **Recreational Resort Holdings District (RRH):** The purpose of the Recreational Resort Holdings District (RRH) is to allow the development of individually owned recreational holdings. Commercial activities are also allowed where they are compatible with residential use.
  - This district permits recreational units, but allows for more recreational uses.
  - This zoning has to be registered as a subdivision and not a condominium or bareland condominium. The rationale behind this is unknown.
  - 77 parcels are currently districted as Recreational Resort Holdings District in the County.
  - An example of an area districted as Recreational Resort Holdings District is seen below from the County of Wetaskiwin’s GIS mapping (Catalis).



- **Mixed Recreational Residential District (MRR):** The purpose of the Mixed Recreational Residential District (MRR) is to allow the development of individually owned recreational and/or residential use.
  - This district permits recreational units, but focuses on residential uses.
  - This zoning has to be registered as a subdivision and not a condominium or bareland condominium.
  - 11 parcels are currently districted as Mixed Recreational Residential District in the County.
- **Recreational Resort Holdings District - Cavallo Ridge Resort (RRHCRR):** The purpose of the RRH-CRR district is to allow the development of individually owned recreational holdings within the Cavallo Ridge Resort subdivision within the S ½ -25 – 45 – 1 W5M. It recognizes the desire to allow for mixed Residential/Recreational uses. Commercial activities are also allowed where they are compatible with residential use.
  - This district specifically encompasses a quarter section of land and acts more similar to a Direct Control District than a standard district. It is similar to the Recreational Resort Holdings District, with specific regulations for the area such as a smaller area for residential uses, or specific regulations for the golf course adjacent to the site.
  - This zoning has to be registered as a subdivision and not a condominium or bareland condominium.

Note: Bareland condominiums are not permitted in any districts but the High Density Rural Residential District (HDR), which have specific regulations for the bareland condominium proposals.

Appendix H within the Wetaskiwin LUB outlines a recreational unit matrix that describes which districts permit recreational units and which districts deemed recreational units as a

	<p>discretionary use, along with how many recreational units are allowed depending on the land area. It will be beneficial to understand the impacts of recreational units within each district.</p>
<p><b>Servicing Requirements</b></p>	<p>Servicing (sewage, wastewater systems, utility hookups) are subject to the approval from a Provincially Accredited Safety Codes Agency for recreational units.</p> <p>In the Recreational Resort Holdings District, the Mixed Recreational Residential District, and the Recreational Resort Holdings District - Cavallo Ridge Resort, there are specific regulations for subdivisions served or not served by a municipal sewer system.</p>
<p><b>Development Permit Requirements</b></p>	<p>Recreational Units, if there is no permanent dwelling on the parcel of land, is a permitted use in these land use districts:</p> <ul style="list-style-type: none"> <li>• Recreational Resort Holdings</li> <li>• Mixed Recreation Residential</li> </ul> <p>The development permit lapses, and the Recreational Units use must be removed when a new application is received which changes the use of the land.</p> <ul style="list-style-type: none"> <li>• The Development Authority has the power to approve Recreational Units as a time limited Accessory Use which can only be for the months of April through October.</li> <li>• A Recreational Units may NOT be augmented by an attached canopy, deck, lean-to or any other attached accessory building. Non-attached accessory buildings require a development permit.</li> </ul> <p>Recreational Units, if there is no permanent dwelling on the parcel of land, is a discretionary use in these land use districts:</p> <ul style="list-style-type: none"> <li>• Lakeshore Residential</li> <li>• Wizard Lake Watershed</li> <li>• Recreational (subject to Section 10.21 Recreational District)</li> <li>• Watershed Protection (greater than 32 ha (80ac) only)</li> <li>• Watershed Protection (greater than 32 ha (80ac) only)</li> <li>• Agricultural (greater than 32 ha (80ac) only)</li> <li>• Severed Agricultural (greater than 32 ha (80ac) only)</li> </ul> <p>The Development Authority may issue a development permit for Recreational Units Use for a maximum of 3 years. If the landowner wants the use to continue, they must reapply for the use prior to the expiry of the permit. If not, the Recreational units must be removed when a new application is received which changes the use to the land.</p> <ul style="list-style-type: none"> <li>• Recreational Units are strictly seen as temporary/seasonal dwellings within this land use bylaw. The way the County of Wetaskiwin enforces temporary units is by restricting the development permit to a maximum of 3 years and allowing the Development Authority to have the power to approve recreational units for a certain amount of time.</li> <li>• It is interpreted that Arizona rooms are not allowed as attached accessory buildings are not permitted with recreational units.</li> </ul>
<p><b>Other</b></p>	<p>N/A</p>
<p><b>Interview Feedback</b></p>	
<p><b>Interview Summary</b></p>	<ul style="list-style-type: none"> <li>• The County of Wetaskiwin is not an accredited municipality. The County noted that recreational vehicles are not permitted to have any building or structure attached to them. In their Land Use Bylaw, they have short-term camping recreational uses and they have more permanent use of recreational units, which residents can be on a site for three years without having to move. Alternatively, they can be more permanent if they are on a multi-lot subdivision.</li> <li>• They think that park models have been designed for the structure that it is; however, if the park models are structurally altered, for example, attaching an Arizona room, their thoughts are that municipalities should start working with safety codes to develop some type of avenue for these alterations. If a structure is added to a park model, they may become more permanent.</li> </ul>

	<ul style="list-style-type: none"> <li>• Within their Land Use Bylaw, they do not permit any structural alterations to recreational vehicles. Many people add structures to RVs and this usually looks like a boot room, extra storage space, or three season decks.</li> <li>• Different types of temporary dwellings have different sets of rules. Enforcing temporary dwellings does have challenges; however, someone living in full time in a temporary dwelling is easier to enforce than someone considering their more permanent stay camping but for a long period of time. The County of Wetaskiwin have complaint-based enforcement where their processes are more reactive.</li> <li>• The County treats Arizona rooms as accessory structures. They do not allow for the accessory structure to be attached to the RV or Park Model; it must be a stand-alone structure that is on its own foundation. People get around this by having the accessory structure abut the RV/park model and place weather stripping at the joint. With that being said, they have not experienced any examples where Arizona rooms were attached and had to recertify the RV/park model.</li> <li>• This is only prevalent in one subdivision in the County: Recreational Resort Holdings District - Cavallo Ridge Resort (RRHCRR). This district was supposed to strictly hold recreational vehicles, but the residents started to use park models to be more permanent. When this occurred, the developer amended the district so that modular homes were permitted. Most owners have transitioned from RVs (which are built according to the CSA Z-240 standard) to modular homes (which are built according to the CSA A-277 standard which allows for permanent occupancy), so they did not see anymore park models. Because the district was fully serviced and intended for a small multi-lot subdivision, the transition from RVs to modular homes did not have impacts on municipal infrastructure. The district holds titled lots; there is no homeowners association or condo corporation. The lots do have restrictive covenants on them but residential often try to appeal them at the Subdivision and Development Appeal Board (SDAB).</li> <li>• The Recreational Resort Holdings District (RRH) within the Land Use Bylaw is similar to the Cavallo Ridge Resort District, but in the RRH district, stick built homes are permitted along with some commercial uses. The RRH district is more flexible because recreational units are permitted, and the district is also open to other uses like storage on site or short-term camping (which is not permitted in the Cavallo Ridge Resort District). The RRH district is not serviced. The Cavallo Ridge Resort District was based on the RRH district, but at the time of its creation, the County wanted more definition on Cavallo Ridge to enable recreational vehicle development. The County may consolidate the two districts.</li> </ul>
<p><b>Lessons for Parkland County</b></p>	<ul style="list-style-type: none"> <li>• Although, the County of Wetaskiwin has not encountered development of Arizona rooms to recreational units or park model trailers, they have regulations to control temporary dwellings so that Arizona rooms cannot be attached to temporary dwellings and that temporary dwellings stay temporary dwellings.</li> <li>• To aid with temporary/seasonal dwellings becoming permanent structures, enforcement can be established with restrictions on development permits for a certain time frame and allowing the Development Authority to have the power to approve recreational units for a certain amount of time.</li> <li>• Adding in additional regulations to enforce temporary dwellings protects the County from liability.</li> </ul>

### 2.2.4 Rocky View County

Case Study & Research	
<p><b>Relevant definitions from the municipality's LUB</b></p>	<p><b>“Accessory Building”</b> means a detached building, with or without a permanent foundation, which is subordinate or incidental to the Principal Use or Principal Building located on the same site. Typical accessory buildings include, but are not limited to, fabric covered buildings, garages, sheds, chicken coop etc. Accessory Building does not include Accessory Structure.</p> <p><b>“Accessory Structure”</b> means a detached unenclosed structure which is subordinate or incidental to the Principal Use or Principal Building located on the same site. Typical accessory structures include, but are not limited to, flagpoles, grain bins, three sided stock shelters less than 27.87 m2 (300.00 ft2), personal swimming pools, personal hot tubs, satellite dishes, personal play structures, utility covers, personal ground mounted solar collectors, etc.</p> <p><b>“Accessory Dwelling Unit”</b> means a subordinate Dwelling Unit that may be located within a principal building or an accessory building. An Accessory Dwelling Unit that is external to the principal building shall be on a permanent foundation and has a minimum gross floor area (GFA) of 37.1 m2 (399.34 ft2).</p> <ul style="list-style-type: none"> <li>• Arizona rooms would not be identified as accessory uses as they are attached to the principal building; however, they may be identified as accessory dwelling units.</li> </ul> <p><b>“Campground”</b> means a use where holiday trailers, motor homes, tents, campers, and similar vehicles, are used for recreation, and is not normally used as year-round storage, or accommodation for residential uses.</p> <p><b>“Dwelling” or “Dwelling Unit”</b> a building or portion of a building consisting of one or more rooms operated or intended to be operated as a permanent residence for a household, containing cooking, sleeping and sanitary facilities only for that unit. All Dwellings or Dwelling Units, except Dwelling, Tiny, shall have a permanent foundation.</p> <p><b>“Dwelling, Manufactured”</b> means a detached Dwelling Unit consisting of a transportable dwelling that is designed and built to CAN/CSA Standard, to be moved, from one point to another as a single unit, and which is upon its arrival at the site where it is to be located, ready for occupancy except for incidental building operations such as connection to utilities. A Dwelling, Manufactured shall have a minimum GFA of 37.1 m2 (399.34 ft2).</p> <p><b>“Dwelling, Tiny”</b> means a detached Dwelling Unit less than 37.1 m2 (399.34 ft2) in GFA.</p> <p><b>“Vehicle (Recreation)”</b> means a vehicle designed to be transported on its own wheels or by other means (including units mounted permanently or otherwise on trucks), which will permit its use for sleeping or living purposes for one or more persons on a short-term basis. Vehicle (Recreation) may include but not limited to motorized watercraft, 5th wheels, and recreational vehicles (RVs). Vehicle (Recreation) shall not be used as a Dwelling Unit.</p> <ul style="list-style-type: none"> <li>• Recreational vehicles are treated as temporary units which is enforced by Section 159 – 161 which states that a development permit that is issued for a temporary residence can only be a maximum term of one year and this is only allowed if a Principal Dwelling is on the same parcel.</li> </ul> <p>This land use bylaw does not have definitions or mentions of recreational units or park model trailers.</p>
<p><b>LUB Regulations for temporary accommodations</b></p>	<p>The uses Dwelling, Manufactured and Dwelling, Tiny are not permitted uses in any district; however, they are discretionary uses in the following districts:</p> <ul style="list-style-type: none"> <li>• A-GEN Agricultural, General District</li> <li>• A-SML Agricultural, Small Parcel District</li> </ul>

<p><b>and accessory units</b></p>	<ul style="list-style-type: none"> <li>• R-RUR Residential, Rural District</li> <li>• R-CRD Residential, Country Residential District</li> <li>• R-URB Residential, Urban District</li> <li>• R-SML Residential, Small Lot District</li> <li>• R-MID Residential, Mid-Density Urban District</li> </ul> <p>With the A-GEN Agricultural, General District and A-SML Agricultural, Small Parcel District, states that exceptions to these districts allows for a Dwelling, Manufactured or Dwelling, Tiny may be an Accessory Dwelling Unit where development conforms with Sections 122 to 124; however, that would mean the manufactured home or tiny home becomes an accessory unit to a permanent dwelling (Dwelling, Single detached) which is not within the scope of recreational units or park model trailers.</p>
<p><b>Servicing Requirements</b></p>	<p>N/A</p>
<p><b>Development Permit Requirements</b></p>	<p>N/A</p>
<p><b>Other</b></p>	<p>Rocky View County has a Building Services Department Guideline that outlines the guidelines for residential sunrooms. This guideline can be interpreted as guidelines for Arizona rooms, as Arizona rooms are intended to be 'outdoor' screened in and covered structures that are used for leisure and recreation.</p> <p>The guideline states that to be a sunroom, the structure must have an exposing building face, glazing/window, screened opening (that is more than 40% of the total perimeter of the space), and walls that are enclosing, protecting, or dividing a space or supporting a roof).</p> <p>The sunroom should be in accordance with the National Building Code, specifically A-9.10.14.5.(7) Permitted Projections and A-9.10.15.4.2. Staggered or Skewed Exposing Building Faces of Houses. The sunroom must be either open to the existing house, or heated for a substantial portion of the year as stated in the guideline.</p>
<p><b>Interview Feedback</b></p>	
<p><b>Interview Summary</b></p>	<ul style="list-style-type: none"> <li>• Rocky View County is an accredited municipality. The National Building Code is a different regulation stream from Rocky View County's Land Use Bylaw. Additional Structures are treated as additions. Within their LUB, they have a use called an accessory structure which means a detached, unenclosed structure that is subordinate to the primary use. Essentially, they are not enclosed and if they are not enclosed, the Planning department does not regulate the structure. If the addition is enclosed and the structure meets the definition of a building, the County may require a development permit depending on if the structure exceeds a certain land area. An accessory unit does have a maximum size within the Rocky View LUB. If there are any additions to a use in the LUB, then it would trigger a development permit. If there are no additions to a use in the LUB, the structure would just go through building permits.</li> <li>• In Rocky View County, they have not encountered temporary units, like RVs that have been used year-round and had a deck built onto the RV. In their regulations, Recreational Vehicles should not be used as a permanent dwelling unit. If someone were to build a deck onto a RV, there would be concerns from the County. They have had complaints about people living in their RVs, and their development officers have been enforcing the bylaw. A temporary residence would never be deemed someone's primary dwelling.</li> <li>• Rocky View County does not have any Bareland Condominium developments. They do allow manufactured dwellings where they must be on a permanent structure and tiny dwellings; however, those developments are more ad hoc.</li> <li>• Many of the regulations around Arizona rooms is in the jurisdiction of the National Building Code that is dealt by the County's building permit team. As long as the structure</li> </ul>

	<p>meets the regulations within a district in the LUB and the building code, people are allowed to add minor additions.</p>
<p><b>Lessons for Parkland County</b></p>	<ul style="list-style-type: none"> <li>• Rocky View County would not regulate Arizona rooms as they are seen to be a building permit issue.</li> <li>• Accessory structures are allowed within the LUB to be built under the district regulations. Accessory structures are defined as detached and unenclosed structures which are subordinate to the primary use. Because Arizona rooms are enclosed, they are not an accessory structure and considered a building which building permits would regulate. Park Model Trailers are built under the CSA Z-241 standard which accommodates temporary structures, thus if an Arizona room was built attached to the Park Model Trailer which makes the building seem more permanent, it is still considered a temporary structure unless it becomes recertified to a different standard.</li> <li>• Rocky View County recommended that Arizona rooms to be researched more on the building code side of planning and development.</li> <li>• It would be beneficial for Parkland County to update the BRR District to solve the current issues the County has with the District and provide regulations that includes enforcement of temporary units; however, the building of Arizona rooms may be dealt within building permits or a separate guideline similar to Rocky View County's Building Services Department Guideline for residential sunrooms. Having clear distinction between what the Land Use Bylaw can regulate and what building permits can regulate may help distinguish the correct processes needed to enable and regulate Arizona rooms.</li> </ul>

### 2.2.5 Maricopa County

Case Study & Research	
<p><b>Relevant definitions from the municipality's LUB</b></p>	<p><b>ACCESSORY BUILDING:</b> A building or manufactured/mobile home which is subordinate to, and the use of which is incidental to, that of the principal building or use on the same lot.</p> <p><b>BUILDING, ACCESSORY:</b> A building which is subordinate to, and the use of which is incidental to that of the principal building, structure or use on the same lot - (see Structure, Accessory).</p> <p><b>DWELLING UNIT, ACCESSORY:</b> A habitable space either within or added to an existing primary dwelling unit, or within a separate structure on the same lot as the primary dwelling unit used to house family or guests of the occupants of the primary dwelling unit without compensation.</p> <p><b>DWELLING, SINGLE-FAMILY:</b> A building designed for occupancy by one family, including factory-built dwellings, site-built dwellings, modular homes, manufactured homes and mobile homes. A mobile home shall be permitted provided it shall be permanently affixed to the property and further provided it has been rehabilitated and approved by the State of Arizona Office of Manufactured Housing.</p> <ul style="list-style-type: none"> <li>• Note that manufactured homes are defined as a dwelling, single-family.</li> </ul> <p><b>MOBILE HOME:</b> A dwelling unit built prior to June 15, 1976, on a permanent chassis, capable of being transported in one or more sections and designed to be used with or without a permanent foundation as a dwelling in approved locations when connected to on-site utilities. The term "mobile home" does not include recreational vehicles or factory built buildings.</p> <ul style="list-style-type: none"> <li>• Manufactured homes are defined as mobile homes built after 1976.</li> </ul>



	<p><b>MOBILE HOME PARK:</b> Any parcel of land upon which two or more mobile homes occupied for dwelling or sleeping purposes, are located regardless of whether or not a charge is made for such accommodations.</p> <p><b>MOBILE HOME SPACE:</b> A plot of ground within a mobile home park or travel trailer park designed for the accommodation of one mobile home or travel trailer together with its accessory structures including carports or other off-street parking areas, storage lockers, ramadas, cabanas, patios, patio covers, awnings and similar appurtenances.</p> <ul style="list-style-type: none"> <li>Note mobile home space accommodates for manufactured homes and travel trailers. Travel trailers are similar to park models, however, they are different in a sense that park model trailers are not made to travel often like travel trailers.</li> </ul> <p><b>RECREATION VEHICLE:</b> A vehicular or portable unit mounted on a chassis and wheels, designed and constructed to be installed with or without a permanent foundation for human occupancy as a residence, not more than 12 feet in width, nor more than 40 feet in length and containing no more than 400 square feet in total floor area. Total width of said unit including all tip-outs, slide-outs, hinged extensions, or solid frames shall not exceed 12 feet. For purposes of measuring length, the recreation vehicle hitch and/or tongue shall be excluded. The term "recreation vehicle" shall include travel trailers, camping trailers, truck campers, and motor homes.</p> <p><b>RECREATION VEHICLE (DESTINATION):</b> A recreation vehicle which is designed for, and is to be used for, permanent residential use in a travel trailer/recreation vehicle park or at other approved locations. The term recreation vehicle (destination) includes park model travel trailer.</p> <ul style="list-style-type: none"> <li>This use corresponds to park model trailers.</li> </ul> <p><b>RECREATION VEHICLE PARK:</b> Any parcel of land upon which two or more recreation vehicles for dwelling or sleeping purposes are located regardless of whether or not a charge is made for such accommodations.</p> <p><b>TRAVEL TRAILER PARK:</b> Any parcel of land upon which two or more travel trailers for dwelling or sleeping purposes are located regardless of whether or not a charge is made for such accommodations.</p> <p><b>TRAVEL TRAILER SPACE:</b> A plot of ground within a mobile home park or travel trailer park designed for the accommodation of one travel trailer together with its accessory structures including carports or other off-street parking areas, storage lockers, ramadas, cabanas, patios, patio covers, awnings and similar appurtenances.</p> <p>This zoning ordinance treats the residence of manufactured homes, travel trailers (temporary), and park model travel trailers (permanent) as different functions and uses.</p>
<p><b>LUB Regulations for temporary accommodations and accessory units</b></p>	<p>Dwelling, single-family is a permitted use in all the residential districts which includes manufactured homes.</p> <p>Recreation Vehicle (Destination) is the closest definition that is applicable to park model trailers and recreational units for this project; however, it is not stated that it is a use in any district of this zoning ordinance.</p>
<p><b>Servicing Requirements</b></p>	<p>N/A</p>
<p><b>Development Permit Requirements</b></p>	<p>N/A</p>

<p><b>Other</b></p>	<p>Maricopa County has a department directive for procedures concerning sunrooms. The directive states, if the enclosed patio, Arizona room, sunroom, or anything else that is directly opened to the existing adjoined habitable space, shall meet the requirements of a habitable space.</p> <ul style="list-style-type: none"> <li>• This directive treats sunrooms/Arizona rooms as habitable spaces (for living, sleeping, eating, or cooking) so they must be built in the standard of a habitable space.</li> </ul>
<p><b>Interview Feedback</b></p>	
<p><b>Interview Summary</b></p>	<ul style="list-style-type: none"> <li>• Maricopa County treats Park Model Trailers as Recreational Vehicles which are not permitted in any zone other than an RV Park or resort zone where they do not have regulations on temporary use. Residents can reside in these RVs or Park Model Trailers for however long they desire, as long as their structure is within a RV Park or resort zone.</li> <li>• From a building code perspective, Park Model Trailers are RVs. They are parked on a lot and the only item that the building code regulates is the electrical infrastructure of these structures.</li> <li>• Arizona rooms need a building permit, but they are required to be a stand-alone structure. They cannot be attached to the Park Model Trailer. Structures similar to Arizona rooms can look like everything from 2 walls and a roof for a car port to being fully enclosed and having a living room, washer and dryer, etc. However, they must be stand-alone structures and not physically attached. They may have some weather stripping to make it seem like they are one attached structure.</li> <li>• The Park Model Trailers they see are stabilized with some type of jack stand, but Maricopa County does not regulate Park Model Trailer installations. These units are typically hooked up for water and servicing, similar to an RV truck; however, things like water and servicing are regulated by Maricopa County’s Environmental Services department and that department sees this hook up as an RV and not a building hook up.</li> <li>• From a zoning perspective, Arizona rooms are a non-issue because if someone is adding an addition to a structure, the zone code regulates where these structures can be sited on a property using setbacks, lot coverage, etc. and as these structures cannot be inhabited unless they are in the proper district (an RV Park or resort zone).</li> <li>• Maricopa County does not have any specific regulations for mobile home parks for lot coverage. They do have a minimum lot width requirement as well as setbacks for interior drive aisle. As long as Arizona rooms adhere to the zone regulations, there are no issues.</li> <li>• The main difference between Maricopa County’s processes and Parkland County processes is that when a person applies for a building permit, it gets reviewed by both zoning and building codes instead of going to zoning review first before being able to apply for a building permit.</li> </ul>
<p><b>Lessons for Parkland County</b></p>	<ul style="list-style-type: none"> <li>• Maricopa County treats Park Model Trailers differently than many municipalities in Canada as there are no temporary dwellings and Park Model Trailers are considered as Recreational Vehicles. Arizona rooms are treated as additional structure (accessory structure) rather than an accessory dwelling unit as they are stand alone structures separate from recreational vehicles.</li> <li>• Maricopa County does not have the same scenarios or issues as Parkland County regarding Park Model Trailers and Arizona rooms; however, they believe clearly defining these definitions may be beneficial for the Parkland County Bareland Recreational Resort District.</li> <li>• If Parkland County wants to strictly keep Arizona rooms as accessory buildings, a regulation that outlines a separation distance from the primary use and the accessory building could help.</li> </ul>

## 3 | PUBLIC ENGAGEMENT

Public engagement is an invaluable decision-making process that fosters transparency, inclusivity and accountability by involving the public in discussions that impact their communities. By engaging the community, it enhances the quality of decisions by tapping into local knowledge and expertise. Public engagement not only strengthens the democratic process but will also contribute to the development of more effective and responsive policies and initiatives for the Bareland Recreational Resort District that better reflect the needs and aspirations of the community.

### 3.1 Open House

As part of this the BRR District Amendment project, a public open house was conducted to give the public the opportunity to ask questions and share their feedback about the proposed amendments. Carrying out an open house provides an avenue for dialogue and communication with landowners and area stakeholders, allowing them to be informed of the project, ask questions, and provide feedback.

The public open house took place on Tuesday, January 16<sup>th</sup>, 2024 at the Wabamun Jubilee Hall, from 4:00P.M. to 6:00P.M. Advertisement for public consultation included:

- Placing an ad in the local newspaper;
- Uploading content on the project webpage;
- Emailing subscribers from the Land Use Bylaw ReDesign Project;
- Posting the advertisements on digital billboard signs ads in the Hamlets of Wabamun and Entwistle; and
- Mailing advertisements to specific landowners affected by this project.

In total, there were 11 attendees at the open house. Display boards were presented at the engagement, which detailed how this project plays into the Land Use Bylaw ReDesign Project, research completed to-date, and proposed amendments (shown in Appendix A). Comment cards were made available for attendees to provide written feedback.

### 3.2 Overall Engagement Outcomes

At the open house, participants are able to ask questions and provide their thoughts about the proposed amendments for the BRR District. Overall, many of the participants expressed their content with their questions answered. There were conversations about why these amendments were being proposed, how it will affect existing developments, and how the project plays into the larger Land Use Bylaw ReDesign Project.

Multiple participants asked two general questions:

- What happens to developments that are non-conforming to the proposed amendments?
  - The project team addressed these comments, noting that developments that are non-conforming are allowed to remain in their existing form and function, with restrictions as to how they can be renovated or modified in the future, in alignment with the regulations in the Land Use Bylaw and the Municipal Government Act.
- Will the change in setbacks significantly alter the built environment?
  - The project team noted that part of the study included analyzing how current lots within the BRR District may be affected by the proposed developments. The findings identified that the majority of the lots would not be overtly affected by the proposed changes, specifically as a result of the lot coverage not changing.

One participant had questions and feedback about an existing development that is districted as BRR (shown in Appendix B). The project team answered the participant’s questions and provided contact information to follow up with written responses if they chose to. The participant sent a follow up email, with the summary of their comments identified below:

Summary of Comments	Response
<p>Concerns about increasing the “External Parcel” Setback because the intent of the larger setback on external parcels (or end units) is for lots that may border a road or other common area facilities. However, the participant expressed that it is illogical to have external parcel setback on an external parcel that is adjoining an internal parcel.</p> <p>The participant recommended to have a wording change to capture "external boundary of external parcels" or alternatively, give discretion to the permitting authority.</p>	<p>This concern is addressed in existing regulations for setbacks in the BRR District.</p>
<p>Concerns about defining “seasonal” in the Land Use Bylaw definitions as it was unclear whether or not permitting seasonal use in the district meant there could be enforcement of seasonal use.</p> <p>The participant stated that the County has two avenues that covers seasonality of the district: whether the Development Agreement approval captures the word seasonal and whether the restrict covenant placed on each title has wording capturing that the building should not be a primary residence and restricts occupancy to 365 days consecutively.</p>	<p>The current Land Use Bylaw does not define “seasonal” although Parkland County has seasonal residential areas. Adding the definition for seasonal clarifies the use of term seasonal throughout the Land Use Bylaw.</p> <p>To clarify the intent of the BRR District, seasonal was added to the purpose of the district. By doing so, it highlights that the BRR District and its associated uses are seasonal in nature. Seasonal is not used in any regulations, and therefore it isn’t an enforceable item from the county’s perspective.</p>
<p>Concerns about defining “addition” within this project because the definition would not only affect regulations within the BRR District, but the whole Land Use Bylaw.</p> <p>The participant interpreted that Arizona rooms that are created to be a heated living space and sunrooms or covered decks which are not heated are all defined in the Sunset Shores Bylaw as “accessory structures.”</p> <p>Additions can be defined as adding to the existing structure which becomes a part of the original structure. The participant stated because a park model is the original structure under the CSA building code Z-241, the maximum square footage is 538 sq.ft. and defining the Arizona room as an addition would add to the square footage of the park model. Because Arizona rooms require a separate permit which makes them separate structures.</p> <p>The participant recommended to should be wording added to the “addition” definition that captures that additions of Arizona rooms in the BRR district which considers Arizona rooms separate structures and do not add square footage to the existing structure.</p>	<p>Currently, there is regulation within the Land Use Bylaw that states:</p> <p>“Accessory buildings attached to the Principal Building are considered to be part of the Principal Building and shall comply with the Setbacks applicable to the principal building for the applicable land use district.”</p> <p>By defining “addition”, it clarifies the distinction between structures attached to the primary building and those not attached to the primary building (accessory buildings). The definition for accessory buildings were also proposed to be refined which provides examples of what is considered an accessory building, such as a fence, permanent hot tub or swimming pool, platform structure, sun room, patio, radio antenna, flagpole, and other similar structures.</p>

## 4 | RECOMMENDATIONS

Consolidating the research and analysis of the case study municipalities and the corresponding interviews, three key themes emerged:

### 1. Importance of creating clear and concise definitions for Arizona rooms.

It is paramount to establish clear and concise definitions for Arizona rooms within the context of Parkland County's Land Use Bylaw. From our perspective, Arizona rooms would best be described as an Accessory Structure within the Parkland County Land Use Bylaw. The definition is broad enough to accommodate Arizona rooms, but concise enough to understand that they are subordinate, incidental to, and exclusively devoted to a principal use or principal building.

### 2. Differentiating between what can be accomplished in the Land Use Bylaw versus Building Code/Canadian Standards Association.

A noteworthy observation is the distinction between regulations outlined in the Land Use Bylaw and those in the Building Codes. While Arizona rooms must adhere to the Land Use Bylaw as accessory structures, additional considerations arise when they are attached to Recreational Units, Park Model, necessitating development permits and recertification under the National Building Code or the Canadian Standards Association—an aspect extending beyond the Land Use Bylaw's purview.

### 3. Enforcing temporary dwellings and seasonal use.

Recognizing the limitations in enforcing when property owners utilize their recreational units, it becomes important to establish parameters for temporary dwellings and seasonal uses. This provides the County the backing to enforce regulations, and limits liability if someone were to make a temporary dwelling or seasonal use their permanent residence, which can pose a safety risk. As Parkland County's LUB does not have a definition for temporary dwellings, nor does it define seasonal, it would be beneficial add quantifiable definitions for both. However, creating new or amending existing definitions within the Land Use Bylaw beyond the Recreation Unit, Park Model, would have implications for other districts as well, and therefore have not been provided in the recommended amendments to the BRR district. It is recommended that as part of the larger Land Use Bylaw ReDesign project, these definitions are looked at for the whole bylaw.

Our findings determined two options for Arizona rooms, to be discussed with County administration before applying to the district:

#### 1. Regulation for Prohibiting Arizona Rooms.

If Parkland County opts not to permit Arizona rooms, it is recommended to introduce a regulation within the BRR District specifying a separation distance requirement between Accessory Structures and the principal building. This approach provides a clear, quantifiable, and measurable regulation that is enforceable by the County to nullify the use of Arizona rooms. This approach could also contain exclusions so that decks wouldn't require to adhere to this separation distance.

#### 2. Regulation for Permitting Arizona Rooms.

Should the County choose to permit Arizona rooms, a recommended regulation within the BRR District be introduced stipulating that Accessory Structures must be constructed on a standalone foundation and cannot be physically attached to the primary building. This ensures adherence to established CSA certification and Building Code, while allowing for the inclusion of Arizona rooms so long as they meet the remaining regulations in the Land Use Bylaw.

## 4.1 RECOMMENDED DEFINITION AMENDMENTS + RATIONALE

Irrespective of the above options, the following table outlines the definitions that are relevant to the Bareland Recreational Resort District which are recommended to be added or revised along with rationale.

Definition	Comments/Recommendations
<p><b>Seasonal</b></p>	<p><b>New Definition</b></p> <p>SEASONAL means a development used for specific periods of the year based on the seasons.</p> <p>Because Parkland County has seasonal residential areas, it would be beneficial to clarify what 'seasonal' means to the LUB.</p>
<p><b>Accessory</b> means subordinate, incidental to, and exclusively devoted to a principal Use or principal Building.</p>	<p><b>Revised Definition</b></p> <p>ACCESSORY means a use, building or structure that is naturally or normally incidental, subordinate, and devoted to the principal use or building, and located on the same parcel. This use may include features such as a fence, permanent hot tub or swimming pool, platform structure, sun room, patio, radio antenna, flagpole, and other similar structures.</p> <p>Further defines and clarifies that accessory includes any use, building, or structure. Providing this clarification links the definition of 'Accessory' to the definition of 'Structure'.</p>
<p><b>Platform Structure</b></p>	<p><b>New Definition</b></p> <p>PLATFORM STRUCTURE means a structure intended for use as an outdoor amenity area that may project or be recessed from the wall of a building. It may include guardrails, pergolas or similar features. This may include balconies, decks, porches, raised patios or verandas.</p> <p>Further defines and provides clarity for decks, and similar structures, as separate accessory structures to a principal use or building.</p>
<p><b>Addition</b></p>	<p><b>New Definition</b></p> <p>ADDITION means the external construction of a structure to an existing building, which increases the buildings area or external dimensions and when added to the principal building, creates one singular combined structure. Such structures shall include a roof and walls. This use may include, but is not limited to a sunroom, bedroom, storage, or mudroom.</p> <p>The definition or addition provides greater clarity to the public and the County as to what is considered an addition. Furthermore, the differences between an addition and a platform structure are clearly delineated.</p>

## 4.2 RECOMMENDED DISTRICT AMENDMENTS + RATIONALE

Irrespective of the above options, the following table describes additional recommended amendments to the Bareland Recreational Resort District.

Regulation	Comments/Recommendations
<b>1. Purpose</b>	
To provide for seasonal condominium Recreational Vehicle resort development in association with amenity features, and in compliance with an approved plan in accordance with the County’s statutory plan hierarchy.	<b>Revised Regulation</b> By adding ‘seasonal’, we are qualifying the intent of the district.
<b>2. Uses</b>	
<b>a. Fundamental Use Provisions</b>	
	<b>Removed Regulation</b> Regulation 2. a. Fundamental Use Provisions have all been recommended to be removed. Because Fundamental Use Provisions are non-regulatory in nature, the provisions create ambiguity and uncertainty for developers, residents, and decision makers. For this district, the Fundamental Use Provisions are recommended to be removed, and in collaboration with the Fundamental Use Provisions Research Project, the regulations will be recommended to be situated in the Land Use Bylaw in different sections.
<b>a. Permitted Uses</b>	
<ul style="list-style-type: none"> <li>• Community Recreation Services</li> <li>• Outdoor Participant Recreation Services</li> <li>• Park</li> <li>• Recreational Unit, Park Model</li> <li>• Accessory Uses for the uses listed in 5.1.2 b)</li> </ul>	<b>Retained Regulation</b>
<b>b. Discretionary Uses</b>	
<ul style="list-style-type: none"> <li>• Convenience Retail Services</li> <li>• Dwelling, Single Detached</li> <li>• Home Day Care</li> <li>• Indoor Eating Establishment</li> <li>• Indoor Participant Recreation Services</li> <li>• Outdoor Eating Establishment</li> <li>• Personal and Health Care Services</li> <li>• Recreational Vehicle Storage</li> <li>• Religious Assembly</li> <li>• Service Station</li> <li>• Show Home</li> <li>• Utility Services – Major Infrastructure</li> <li>• Wind Energy Converter System – Minor</li> <li>• Accessory Uses for the uses listed in 5.1.2 c)</li> </ul>	<b>Retained Regulation</b>
<b>3. Subdivision</b>	
<b>a. Parcel Area Requirement (for purposes of new Parcel creation only)</b>	

i) A minimum Parcel area of 235.0 m <sup>2</sup> shall be required for each Bareland Condominium unit.	<b>Retained Regulation</b>
ii) For all other Permitted and Discretionary Uses, the minimum and maximum Parcel area requirements shall be determined by the Subdivision Authority.	<b>Retained Regulation</b>
<b>b. Parcel Density Requirement (for purposes of new Parcel creation only)</b>	
i) For all Permitted and Discretionary Uses, the minimum and maximum Parcel density requirements shall be determined by the Subdivision Authority.	<b>Retained Regulation</b>
<b>4. Development</b>	
<b>a. Setbacks for External Parcels</b>	
i) A minimum Setback of 20.0 m shall be provided from the Property Line of an adjacent municipal road right-of-way.	<b>Retained Regulation</b>
ii) A minimum Setback of 45.0 m shall be provided from the Property Line of an adjacent Arterial Road right-of-way.	<b>Retained Regulation</b>
iii) A minimum Setback shall be provided as determined by the Development Authority in consultation with Alberta Transportation for Parcels adjacent to a Highway	<b>Retained Regulation</b>
iv) Minimum front yard Setback shall be 3.5 m from an internal subdivision road.	<b>Retained Regulation</b>
v) Minimum side yard Setback shall be 2 m.	<b>Revised Regulation</b>  It is recommended that a slightly increased external side yard setback (from 1.5 m to 2.0 m) be introduced to limit the massing found on-site. Because the site coverage for this district is higher than the Land Use Bylaws reviewed as part of this study, increasing the side yard setback for external parcels can aid in fire safety, aesthetics, and open space.
vi) Minimum rear yard Setback shall be 1.5 m.	<b>Retained Regulation</b>
<b>b. Setbacks for Internal Parcels</b>	
i) A minimum front yard Setback shall be 3.5 m from an internal subdivision road or parking area.	<b>Retained Regulation</b>
ii) A minimum side yard Setback shall be 1.2 m.	<b>Revised Regulation</b>  It is recommended that a slightly increased internal side yard setback (from 1.0 to 1.2 m) be introduced to accommodate for accessory buildings and structures, such as Arizona rooms, while supporting the on-site reduction in massing. Because the site coverage for this district is higher than the Land Use Bylaws reviewed as part of this study, increasing the side yard setback for internal parcels can also in fire safety, aesthetics, and open space, similar to external parcels. Additionally, increasing the internal side yard setback will help with privacy and sun shadowing on neighbouring properties.
iii) A minimum rear yard Setback shall be 1.0 m.	<b>Retained Regulation</b>
<b>c. Parcel Coverage</b>	
i) Recreation vehicle(s), recreational unit, park model(s) and building(s) and accessory	<b>Revised Regulation</b>



<p>uses shall not cover more than 65% of a Bareland Condominium unit.</p>	<p>It is recommended to clarify the types of development that are included in the parcel coverage calculation. Including the terms "Accessory Uses" provides greater clarity as to the types of development that contribute to parcel coverage.</p>
<p><b>d. Height</b></p>	
<p>i) The maximum height shall not exceed 3.8 m.</p>	<p><b>New Regulation</b> The recommended regulation has been added to clarify the restrictions on height. The County has heard from members of the public that the former regulation relating to height created lumber waste. The regulation has been revised to accommodate for the length of lumber and reduce waste. Adding a maximum height helps to ensure undesired impacts are not felt by neighbouring properties. The maximum height can mitigate impacts like sun shadowing and ensures there is uniformity in the community.</p>
<p><b>e. For Discretionary Uses, the Development Authority shall determine the minimum building Setback requirement.</b></p>	<p><b>Retained Regulation</b></p>
<p><b>5. Other Development Regulations</b></p>	
<p><b>a. A minimum of 10% of the gross condominium Parcel area shall be set aside for common space recreation area and no portion of any Bareland Condominium unit shall be included in this open space.</b></p>	<p><b>Retained Regulation</b></p>
<p><b>b. Development of land within a Bareland Condominium shall be considered the same as the development of land within a fee simple subdivision, with each unit of land treated as an individual Parcel.</b></p>	<p><b>Retained Regulation</b></p>
<p><b>c. Accessory buildings shall not exceed the height of the primary structure from the inside wall grade to the peak of the roof. No inhabitable spaces are allowed to be constructed on the roof of the accessory structure.</b></p>	<p><b>Revised Regulation</b> The former regulation stated that the height shall not exceed 3.5 m. This regulation is recommended to be revised to provide uniformity in height and visual scale on a property. It has been adjusted to match the height of the primary use, which was also increased to account for the length of lumber to reduce waste.</p>
<p><b>d. Accessory buildings shall not be used for accommodation purposes.</b></p>	<p><b>Retained Regulation</b></p>
<p><b>e. Development within a Bareland Condominium shall be subject to all of the provisions of this district unless otherwise determined through a negotiated development agreement with the County.</b></p>	<p><b>Retained Regulation</b></p>
<p><b>f. Pursuant to the MDP, a biophysical assessment shall be</b></p>	<p><b>Retained Regulation</b></p>

<p><b>required for a site proposed for a multi-Parcel subdivision or a major development if all or part of the site is located within areas defined as environmentally significant in the Environmental Conservation Plan, and may be required within 0.8 km of areas defined as environmentally significant in the Environmental Conservation Plan, or if the site contains natural features such as sloughs or extensive tree cover.</b></p>	
<p>i) The biophysical assessment shall identify and evaluate the environmental significance and sensitivity of existing vegetation, wetlands, other water features, wildlife habitat and unique physical features, and shall recommend appropriate measures for protecting significant features.</p>	<p><b>Retained Regulation</b></p>
<p><b>g. Permitted and Discretionary Uses are subject to the appropriate provisions and requirements contained within PART 3 - DEVELOPMENT REGULATIONS.</b></p>	<p><b>Retained Regulation</b></p>

# **APPENDIX A**

## **Open House Engagement Boards**



*Welcome to the*

# **BARELAND RECREATIONAL RESORT DISTRICT AMENDMENT ENGAGEMENT SESSION**

Parkland County Land Use Bylaw Redesign Project

January 2024



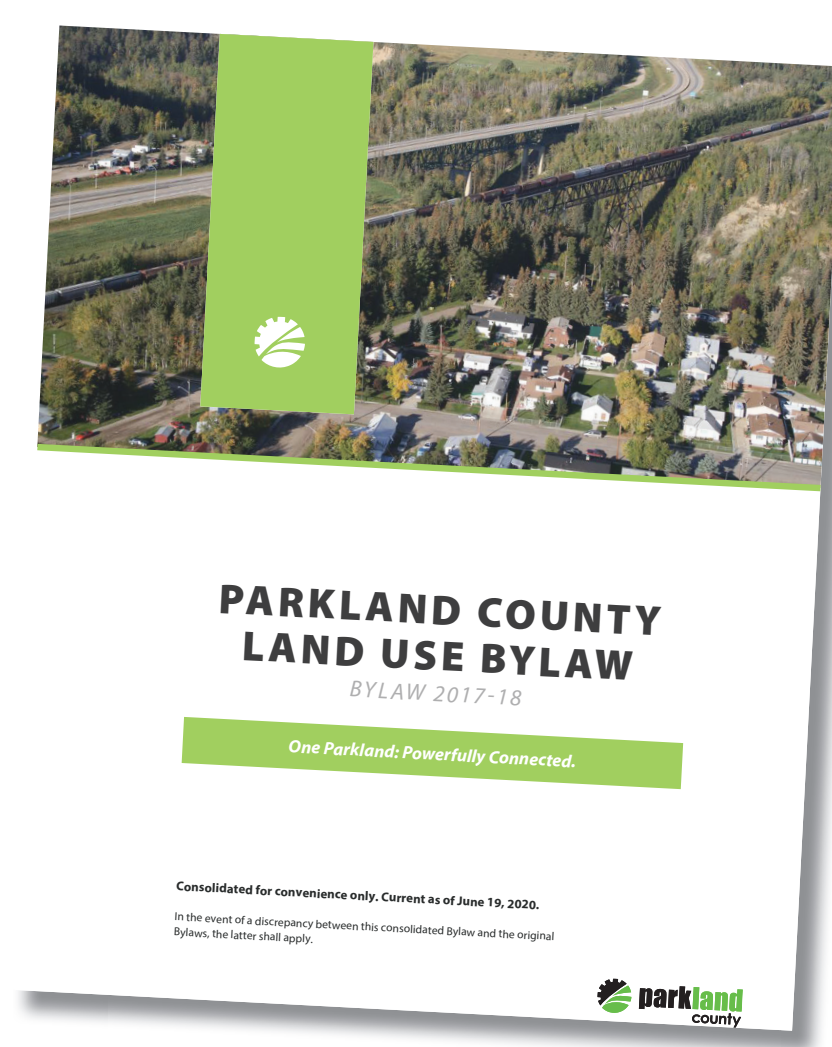
# LAND USE BYLAW REDESIGN PROJECT

As part of a regular and ongoing process, Parkland County is updating the County's Land Use Bylaw (LUB) in an effort to streamline regulations and create clear and transparent decision-making processes for development in the county. The County's LUB was last updated in 2017, with a previous update in 2009 and minor changes completed every few years. Now that the former Village of Wabamun is part of the County, it is desirable to ensure consistency throughout the County and integrate Wabamun into the LUB.

This project is a county-led initiative with a project team of County staff who have been working alongside community members for years on development permits ranging from building houses on family farms to building new warehouses in the Acheson Industrial Area. The LUB ReDesign will take into consideration the wide variety of current and potential uses by County businesses and County residents.

## What is a Land Use Bylaw?

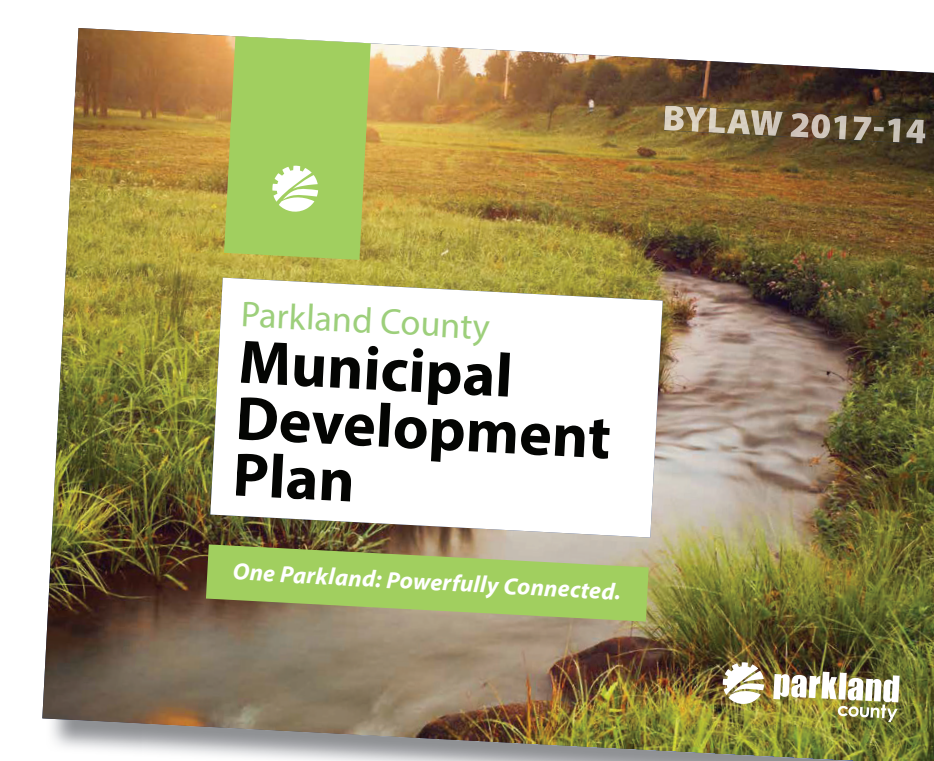
- It is a municipal planning tool used by the County to regulate most land uses and location, form, and scale of buildings within the municipality.
- It is one of the County's tools to implement the goals, objectives, and policies of other County documents, such as the Municipal Development Plan.
- The Land Use Bylaw is the "rule book" for managing the potential impacts created by land uses and development, providing certainty to those who live, work, and enjoy the County, and the types and forms of developments that may occur in the future.
- Land use regulations can help preserve prime agricultural lands, protect environmentally sensitive areas, support diverse economic growth and help families age in place within their community.



Current Land Use Bylaw

## What is a Municipal Development Plan?

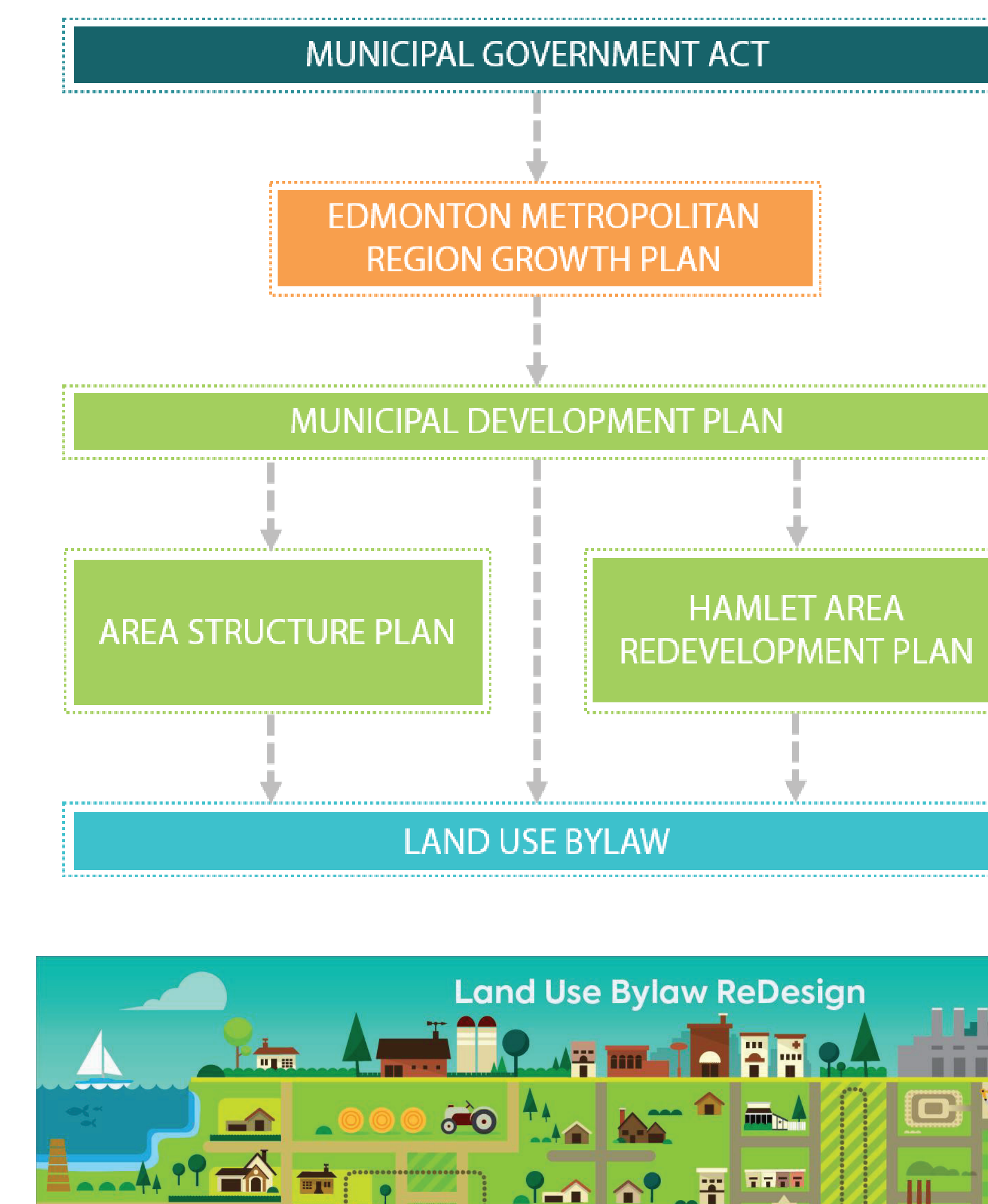
- It is a high-level policy document that shows the desired long term land use goals for growth of a community for 30+ years.
- It guides how the community is expected to change over time and the shape it will take in the future.
- It is often described as the "view from 30,000 feet" to reflect the conceptual, big picture role it plays in the community.



Current Municipal Development Plan

## Municipal Development Plan and the Land Use Bylaw - Working Together

Over the next two years, the LUB ReDesign will move forward alongside the MDP Amendment Project. The LUB ReDesign project team will conduct engagement in collaboration with the MDP project team to ensure that, as the projects work in tandem, the resulting policies and land use regulations are informed, shaped by, and aligned with one another.



# BARELAND RECREATIONAL RESORT (BRR) DISTRICT

## PROJECT OVERVIEW

In response to direction from the Council and current development pressures, Parkland County is undertaking a Land Use Bylaw Amendment to the BRR – Bareland Recreational Resort District. The project includes:

- Researching best practices for identified issues and opportunities.
- Seeking input through public engagement activities.
- Developing and redeveloping definitions and regulations.
- Proposing amendments to the BRR – Bareland Recreational Resort District to Council for approval.

### What is the Bareland Recreational Resort District?

The Bareland Recreation Resort district is intended to

**“provide for condominium Recreational Vehicle resort development in association with amenity features, and in compliance with an approved plan in accordance with the County’s statutory plan hierarchy.”**

- The district currently provides select permitted and discretionary uses often found as part of recreational resort developments, most of which fall under the discretionary uses.
- If uses fall under discretionary, the development officer would assess the application for its compatibility with adjoining uses and impacts extending off-site.
- As this district is intended to be applied in tandem with a bareland condominium development, the subdivision and development regulations are largely related to how the development functions as a whole, versus on a parcel-by-parcel basis.
- Currently, this district is applied to only three (3) areas in the County: Sunset Shores RV Resort, Pineridge Gold and RV Resort, and Trestle Creek RV Resort.

### Project Timeline



#### Phase 1: Begin | November to December 2023

Project Kick-off and initiation of research and analysis to support regulation creation that will be completed in Phase 2.

#### Phase 2: Understand and Learn | December 2023 to January 2024

Undertake public engagement activities to share the outcomes of the research findings and seek feedback from the community.

#### Phase 3: Craft | February to March 2024

Draft recommended amendments based on the research findings and community feedback. Once the amendments are finalized, the project team will present the recommendations to the Council for approval at a Public Hearing where the public will be invited.



Sunset Shores RV Resort



Pineridge Gold and RV Resort



Trestle Creek RV Resort

# BARELAND RECREATIONAL RESORT (BRR) DISTRICT AMENDMENTS FIT INTO THE LAND USE BYLAW REDESIGN PROJECT?

The BRR District Amendment project aims to support the Land Use Bylaw ReDesign project by conducting a detailed analysis of Arizona rooms and making recommendations to regulate them within the BRR District. The project intends to streamline regulations and eliminate redundancy, ambiguity, and inconsistencies.

This will help optimize user functionality and contribute to achieving the Council's Strategic Vision. The BRR District Amendment project will move alongside the Land Use Bylaw ReDesign project. Recommendations proposed by the BRR District Amendment will be incorporated into the LUB ReDesign project, as the projects work in tandem of one another.

## What is a Land Use Bylaw Amendment?

The Land Use Bylaw regulates development within Parkland County with a goal of ensuring that neighbouring land uses are compatible. As part of a regular and ongoing process, Parkland County undertakes amendments to the County's Land Use Bylaw (LUB) in an effort to streamline regulations and create clear and transparent decision-making processes for development in the county.

## Why Does the BRR District Need an Amendment?

Currently, Parkland County is increasingly seeing accessory structures being added to Recreational Unit, Park Models which are beginning to include living spaces and sleeping quarters, often termed as 'Arizona rooms'.

The problem right now is that the Land Use Bylaw does not regulate Arizona rooms or accessory structures attached to the Recreation Unit, Park Model. This can create safety concerns and unintended impacts on neighbouring properties.

## What are Recreational Unit, Park Models?

In Parkland County's Land Use Bylaw, a Recreational Unit, Park model means:

**"a recreational unit that is designed for seasonal use, generally in just one location, and built to the CSA Z-241 Standard. It is built on a single chassis mounted on wheels, which may be removed. It is designed to facilitate occasional relocation, with living quarters for seasonal use, and must be connected to those utilities necessary for the operation of fixtures and appliances."**



## What are Arizona rooms?

An Arizona room is a semi-outdoor recreational room. The room is often a patio that has been covered and screened-in, creating an outdoor feeling while preventing excessive heat and keeping insects and animals out. In Parkland County, Arizona rooms have increasingly seen to be built for permanent use as part of the primary building.



## Stay Tuned for Updates

Stay tuned for updates on the LUB ReDesign Project on the Parkland County website at

<https://yourparkland.ca/lub>



For any questions or comments related to both the MDP Amendment Project or the LUB ReDesign, you can email

[BuildingParkland@parklandcounty.com](mailto:BuildingParkland@parklandcounty.com)

## OUR METHODOLOGY

To gain a better understanding of the Bareland Recreational Resort District and how Arizona rooms fit within this district and the Land Use Bylaw, the project team took a multifaceted approach by:

- Understanding the Canadian Standards Association and National Building Code of Canada;
- Reviewing administration monitoring reports;
- Researching case study municipalities; and
- Interviewing other municipalities (such as Strathcona County, Lacombe County, County of Wetaskiwin, Rocky View County, and Maricopa County) that have similar experiences with Park Models and Arizona rooms.

## Key Themes from Our Research

Consolidating the research and analysis of the case study municipalities and the corresponding interviews, three key themes emerged:

### ① Importance of creating clear and concise definitions for Arizona rooms.

- Having clear and concise definitions within the Land Use Bylaw ensures effective governance and consistency in planning and development.
- Currently, there is no definition for Arizona rooms; our research found that they would be best described as an Accessory Structure within the Parkland County Land Use Bylaw.
- The definition is broad enough to accommodate Arizona rooms, but concise enough to understand that they are subordinate, incidental to, and exclusively devoted to a principal use or principal building.

### ② Differentiating between what can be accomplished in the Land Use Bylaw versus Building and Safety Codes.

- From the outcomes of the case studies and interviews, it was outlined that there is a distinction between regulations in the Land Use Bylaw and those in Building and Safety Codes.
- While Arizona rooms must adhere to the Land Use Bylaw as accessory structures, additional considerations arise when they are attached to Recreational Units, Park Model.
- This would mean obtaining the necessary development permits or recertification permits under the National Building Code or the Canadian Standards Association which is beyond the purview of the Land Use Bylaw.

### ③ Enforcing seasonal use.

- Recognizing the limitations in enforcing when property owners utilize their recreational units, it becomes important to establish parameters for seasonal uses.
- This provides the County the backing to enforce regulations, and limits liability if someone were to make a structure intended for seasonal use their permanent residence, which can pose a safety risk.
- Currently, the Land Use Bylaw does not define seasonal uses.



# RELEVANT LAND USE BYLAW USE DEFINITIONS: PROPOSED AMENDMENTS

The table below outlines the definitions that are relevant to the Bareland Recreational Resort District which are proposed to be added or revised along with rationale for the recommended amendment. These are draft amendments and feedback received will contribute to the final recommendations.

Regulation	Comments/Recommendations
<b>SEASONAL</b>	<p><b>New Definition</b></p> <p><b>SEASONAL</b> means a development used for specific periods of the year based on the seasons.</p> <p>Because Parkland County has seasonal residential areas, it would be beneficial to clarify what 'seasonal' means to the LUB.</p>
<b>ACCESSORY</b> means subordinate, incidental to, and exclusively devoted to a principal Use or principal Building.	<p><b>Revised Definition</b></p> <p><b>ACCESSORY</b> means a use, building or structure that is naturally or normally incidental, subordinate, and devoted to the principal use or building, and located on the same parcel. This use may include features such as a fence, permanent hot tub or swimming pool, platform structure, sun room, patio, radio antenna, flagpole, and other similar structures.</p> <p>Further defines and clarifies that accessory includes any use, building, or structure. Providing this clarification links the definition of 'Accessory' to the definition of 'Structure'.</p>
<b>PLATFORM STRUCTURE</b>	<p><b>New Definition</b></p> <p><b>PLATFORM STRUCTURE</b> means a structure intended for use as an outdoor amenity area that may project or be recessed from the wall of a building. It may include guardrails, pergolas or similar features. This may include balconies, decks, porches, raised patios or verandas.</p> <p>Further defines and provides clarity for decks, and similar structures, as separate accessory structures to a principal use or building.</p>
<b>ADDITION</b>	<p><b>New Definition</b></p> <p><b>ADDITION</b> means the external construction of a structure to an existing building, which increases the buildings area or external dimensions and when added to the principal building, creates one singular combined structure. Such structures shall include a roof and walls. This use may include, but is not limited to a sunroom, bedroom, storage, or mudroom.</p> <p>The definition or addition provides greater clarity to the public and the County as to what is considered an addition. Furthermore, the differences between an addition and a platform structure are clearly delineated.</p>



Property in Sunset Shores RV Resort

# BARELAND RECREATIONAL RESORT DISTRICT DRAFT AMENDMENTS

The table below outlines the regulations within the Bareland Recreational Resort District and which regulations are proposed to be retained, revised, removed, or added along with rationale for the recommended amendment. These are draft recommendations and feedback received will contribute to the final recommendations. The proposed regulations have been created and adjusted to accommodate for Arizona rooms.

Regulation	Comments/Recommendations
1. Purpose	
To provide for seasonal condominium Recreational Vehicle resort development in association with amenity features, and in compliance with an approved plan in accordance with the County's statutory plan hierarchy.	<b>Revised Regulation</b> By adding 'seasonal', we are qualifying the intent of the district.
2. Uses	
	<b>Removed Regulation</b> Regulation 2. a. Fundamental Use Provisions have all been recommended to be removed. Because Fundamental Use Provisions are non-regulatory in nature, the provisions create ambiguity and uncertainty for developers, residents, and decision makers. For this district, the Fundamental Use Provisions are recommended to be removed, and in collaboration with the Fundamental Use Provisions Research Project, the regulations will be recommended to be situated in the Land Use Bylaw in different sections.
a. Permitted Uses	
<ul style="list-style-type: none"> <li>Community Recreation Services</li> <li>Outdoor Participant Recreation Services</li> <li>Park</li> <li>Recreational Unit, Park Model</li> <li>Accessory Uses for the uses listed in 5.1.2 b)</li> </ul>	<b>Retained Regulation</b>
b. Discretionary Uses	
<ul style="list-style-type: none"> <li>Convenience Retail Services</li> <li>Dwelling, Single Detached</li> <li>Home Day Care</li> <li>Indoor Eating Establishment</li> <li>Indoor Participant Recreation Services</li> <li>Outdoor Eating Establishment</li> <li>Personal and Health Care Services</li> <li>Recreational Vehicle Storage</li> <li>Religious Assembly</li> <li>Service Station</li> <li>Show Home</li> <li>Utility Services – Major Infrastructure</li> <li>Wind Energy Converter System – Minor</li> <li>Accessory Uses for the uses listed in 5.1.2 c)</li> </ul>	<b>Retained Regulation</b>

Regulation	Comments/Recommendations
3. Subdivision	
a. Parcel Area Requirement (for purposes of new Parcel creation only)	
i) A minimum Parcel area of 235.0 m <sup>2</sup> shall be required for each Bareland Condominium unit.	<b>Retained Regulation</b>
ii) For all other Permitted and Discretionary Uses, the minimum and maximum Parcel area requirements shall be determined by the Subdivision Authority.	<b>Retained Regulation</b>
b. Parcel Density Requirement (for purposes of new Parcel creation only)	
i) For all Permitted and Discretionary Uses, the minimum and maximum Parcel density requirements shall be determined by the Subdivision Authority.	<b>Retained Regulation</b>
4. Development	
a. Setbacks for External Parcels	
i) A minimum Setback of 20.0 m shall be provided from the Property Line of an adjacent municipal road right-of-way.	<b>Retained Regulation</b>
ii) A minimum Setback of 45.0 m shall be provided from the Property Line of an adjacent Arterial Road right-of-way.	<b>Retained Regulation</b>
iii) A minimum Setback shall be provided as determined by the Development Authority in consultation with Alberta Transportation for Parcels adjacent to a Highway	<b>Retained Regulation</b>
iv) Minimum front yard Setback shall be 3.5 m from an internal subdivision road.	<b>Retained Regulation</b>
v) Minimum side yard Setback shall be 2 m.	<b>Revised Regulation</b> It is recommended that a slightly increased external side yard setback (from 1.5 m to 2.0 m) be introduced to limit the massing found on-site. Because the site coverage for this district is higher than the Land Use Bylaws reviewed as part of this study, increasing the side yard setback for external parcels can aid in fire safety, aesthetics, and open space.
vi) Minimum rear yard Setback shall be 1.5 m.	<b>Retained Regulation</b>

# BARELAND RECREATIONAL RESORT DISTRICT AMENDMENTS CONTINUED

Regulation	Comments/Recommendations
b. Setbacks for Internal Parcels	
i) A minimum front yard Setback shall be 3.5 m from an internal subdivision road or parking area.	<b>Retained Regulation</b>
ii) A minimum side yard Setback shall be 1.2 m.	<b>Revised Regulation</b> It is recommended that a slightly increased internal side yard setback (from 1.0 m to 1.2 m) be introduced to accommodate for accessory buildings and structures, such as Arizona rooms, while supporting the on-site reduction in massing. Because the site coverage for this district is higher than the Land Use Bylaws reviewed as part of this study, increasing the side yard setback for internal parcels can also in fire safety, aesthetics, and open space, similar to external parcels. Additionally, increasing the internal side yard setback will help with privacy and sun shadowing on neighbouring properties.
iii) A minimum rear yard Setback shall be 1.0 m.	<b>Retained Regulation</b>
c. Parcel Coverage	
i) Recreation vehicle(s), recreational unit, park model(s) and building(s) and accessory uses shall not cover more than 65% of a Bareland Condominium unit.	<b>Revised Regulation</b> It is recommended to clarify the types of development that are included in the parcel coverage calculation. Including the terms "Accessory Uses" provides greater clarity as to the types of development that contribute to parcel coverage.
d. Height	
i) The maximum height shall not exceed 3.8 m.	<b>New Regulation</b> The recommended regulation has been added to clarify the restrictions on height. The County has heard from members of the public that the former regulation relating to height created lumber waste. The regulation has been revised to accommodate for the length of lumber and reduce waste. Adding a maximum height helps to ensure undesired impacts are not felt by neighbouring properties. The maximum height can mitigate impacts like sun shadowing and ensures there is uniformity in the community.
e. For Discretionary Uses, the Development Authority shall determine the minimum building Setback requirement.	<b>Retained Regulation</b>

Regulation	Comments/Recommendations
5. Other Development Regulations	
a. A minimum of 10% of the gross condominium Parcel area shall be set aside for common space recreation area and no portion of any Bareland Condominium unit shall be included in this open space.	<b>Retained Regulation</b>
b. Development of land within a Bareland Condominium shall be considered the same as the development of land within a fee simple subdivision, with each unit of land treated as an individual Parcel.	<b>Retained Regulation</b>
c. Accessory buildings shall not exceed the height of the primary structure from the inside wall grade to the peak of the roof. No inhabitable spaces are allowed to be constructed on the roof of the accessory structure.	<b>Revised Regulation</b> The former regulation stated that the height shall not exceed 3.5 m. This regulation is recommended to be revised to provide uniformity in height and visual scale on a property. It has been adjusted to match the height of the primary use, which was also increased to account for the length of lumber to reduce waste.
d. Accessory buildings shall not be used for accommodation purposes.	<b>Retained Regulation</b>
e. Development within a Bareland Condominium shall be subject to all of the provisions of this district unless otherwise determined through a negotiated development agreement with the County.	<b>Retained Regulation</b>
f. Pursuant to the MDP, a biophysical assessment shall be required for a site proposed for a multi-Parcel subdivision or a major development if all or part of the site is located within areas defined as environmentally significant in the Environmental Conservation Plan, and may be required within 0.8 km of areas defined as environmentally significant in the Environmental Conservation Plan, or if the site contains natural features such as sloughs or extensive tree cover.	<b>Retained Regulation</b>
i) The biophysical assessment shall identify and evaluate the environmental significance and sensitivity of existing vegetation, wetlands, other water features, wildlife habitat and unique physical features, and shall recommend appropriate measures for protecting significant features.	<b>Retained Regulation</b>
g. Permitted and Discretionary Uses are subject to the appropriate provisions and requirements contained within PART 3 - DEVELOPMENT REGULATIONS.	<b>Retained Regulation</b>

# IF YOU COULD CHANGE ANYTHING IN THE BARELAND RECREATIONAL RESORT DISTRICT, WHAT WOULD IT BE?

**Grab a sticky note and leave your thoughts here!**

All feedback will be summarized and captured into a What We Heard Report that will be available on the project website. The project team will consider all feedback before finalizing the proposed amendments for the BRR District prior to being presented to Council.



*Sunset Shores RV Resort*

## How to Get Involved

To get notifications about the project, subscribe using the "Stay Informed" box at the project webpage:

<https://yourparkland.ca/brr>

or scan the QR code below:



For any questions about the project, email:

[BuildingParkland@parklandcounty.com](mailto:BuildingParkland@parklandcounty.com)

# **APPENDIX B**

## **Comment Card from Open House Participant**



## Comment Card: Bareland Recreational Resort District Amendment

January 16<sup>th</sup>, 2024

### About you:

Name:

Do you want to be kept informed about the project? Circle one.

YES

NO

Phone:

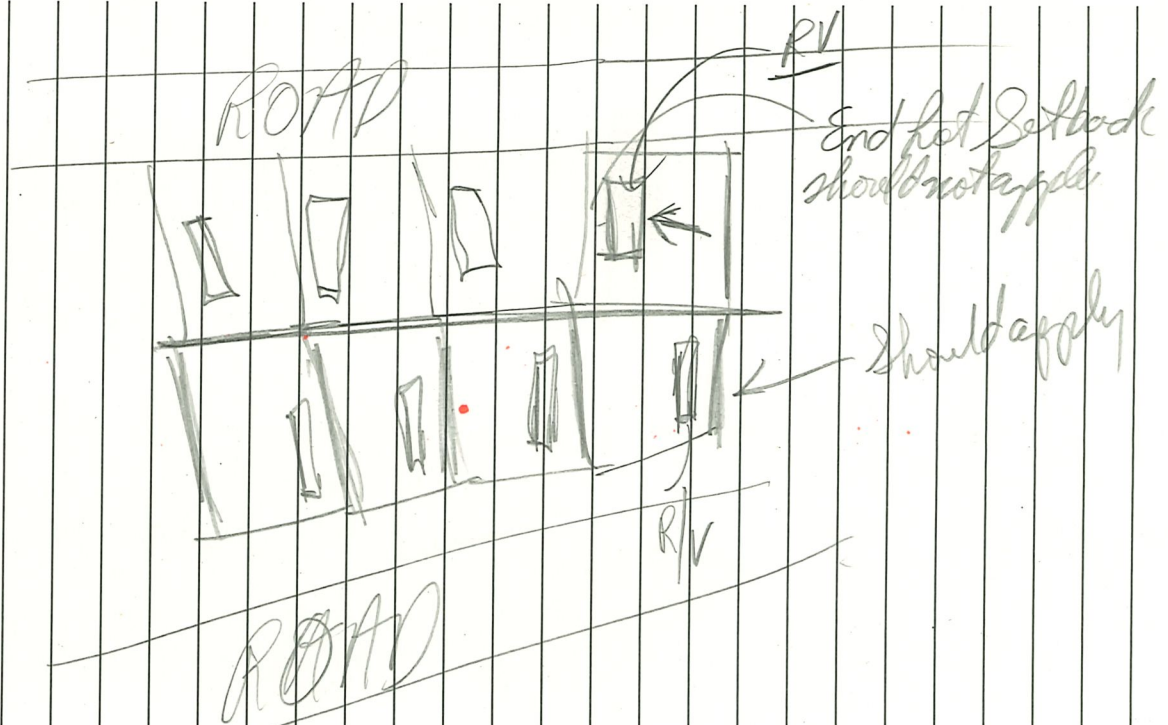
Email:

### Comments / General Feedback:

See the attached diagram  
↳ Highlights external parcel setbacks



This information is being collected under the Authority of Section 33(c) of the *Freedom of Information and Privacy Act (F.O.I.P)* and will be used to process your request for information. It is protected by the privacy and provisions of the F.O.I.P Act. If you have any questions about the collection of this information, please contact Elisa Stamatakis at [estamatakis@v3o.ca](mailto:estamatakis@v3o.ca). To ensure your privacy, please drop your completed form in the box provided. Thank you for your feedback!



Feedback

