



Town of
SYLVAN LAKE

LAND USE BYLAW No. 1307/2003

Consolidated to August 23, 2004

RECREATION FACILITY DISTRICT (RF)

General Purpose: To provide an area for commercial recreation uses with compatible uses herein listed.

Permitted Uses: Commercial recreation and entertainment facilities (open space only)

Discretionary Uses: Accessory uses
 Accessory buildings
 Bareland condominium recreation parks
 Campgrounds
 Commercial recreation and entertainment facilities (buildings)
 Drinking establishments
 Dwelling unit for the occupancy of the owner, operator or caretaker
 Hotels
 Mechanized excavation, stripping and grading
 Motels
 Parking facilities for uses in this District
 Public and quasi-public uses
 Public utility buildings
 Signs
 Any use that is similar, in the opinion of the Municipal Planning Commission, to the permitted or discretionary uses described above.

Campgrounds:

- (1) Maximum density
 75 stalls per gross hectare (30 per gross acre)
- (2) Minimum stall area
 100 m² (1,076.43 sq. ft.)
- (3) Minimum stall width
 8.5 m (27.89 ft.)
- (4) Minimum site facilities
 - (a) all-weather roads
 - (i) 3.75 m (12.3 ft.) wide for one-way traffic, and/or
 - (ii) 7.25 (23.79 ft.) wide for two-way traffic
 - (b) landscaping of,
 - (i) a 3.0 m (9.84 ft.) wide strip of land abutting the street and any adjacent residential parcels, and
 - (ii) individual stalls
 - (c) active playspace equivalent to 4.5 m² (48.4 sq. ft.) for each stall,
 - (d) washrooms located,
 - (i) a minimum of 10.0 m (32.8 ft.) and
 - (ii) a maximum of 90.0 m (295.3 ft.), from all stalls,
 - (e) garbage storage accessible by the Town's garbage collection vehicles
- (5) Accessory buildings minimum yards
 - (a) front 7.5 m (24.6 ft.)
 - (b) side 3.0 m (9.84 ft.)
 - (c) rear 3.0 m (9.84 ft.)
- (6) Supplementary Regulations
 All campgrounds must also comply with the regulations in Schedule B.

Bareland Condominium
Recreation Parks:

- (1) Minimum lot areas:
232.25 m². (2500 sq. ft.)
- (2) Maximum Holiday trailer (R.V) size:
length: 12.5 m (41 ft.)
width: 3.65 m (12 ft.)
height: 3.80 m (12.6 ft.)
- (3) Maximum lot coverage:
50%
- (4) Minimum Yard Requirements for holiday trailers and all accessory buildings:

Front Yard: 3.0 m (9.84 ft.)
Side Yard: 1.5 m (4.92 ft.) unless on a corner unit, then
3.0 m (9.84 ft.)
Rear Yard: 1.5 m (4.92 ft.)

The Development Authority may require a higher yard standard for yards that border properties that are not within the bareland condominium recreation park.
- (5) Development permit applications for development within a bareland condominium corporation shall be referred to the condominium association for comment.

The regulations for hotels, motels and drinking establishments shall be as set out in the Highway Commercial District (CH).

The regulations for all other uses shall be as established in Schedule B.