

THE CORPORATION OF THE DISTRICT OF BURNABY

BYLAW NO. 8380

A BYLAW to regulate the construction, layout
and provision of facilities for
recreational vehicle parks

The Council of The Corporation of the District of Burnaby
ENACTS as follows:

1. This Bylaw may be cited as BURNABY RECREATIONAL VEHICLE
PARK BYLAW, 1985.

2. DEFINITIONS

In this Bylaw unless the context otherwise requires,

"Building Inspector" means the Chief Building Inspector of
The Corporation of the District of Burnaby, and includes any
person or persons designated by the Chief Building Inspector
to act on his behalf;

"Corporation" means The Corporation of the District of
Burnaby;

"Engineer" means the Director Engineering of The Corporation
of the District of Burnaby, and includes any person or persons
designated by the Director Engineering to act on his behalf;

"Licence Inspector" means the Chief Licence Inspector of The
Corporation of the District of Burnaby and includes any person
or persons designated by the Chief Licence Inspector to act on
his behalf;

"management" means the owner or operator of a recreational vehicle park;

"Medical Health Officer" means the Medical Health Officer of The Corporation of the District of Burnaby, or the Chief Public Health Inspector of The Corporation of the District of Burnaby and includes any person or persons designated by the Medical Health Officer or the Chief Public Health Inspector to act on their behalf;

"recreational vehicle" means a structure or vehicle that is

- (a) used or designed to be used for living or sleeping purposes,
- (b) designed or intended to be mobile on land, and
- (c) is either self-propelled or towed by a motor vehicle

and includes a camper, travel trailer, motor home, converted bus or other vehicle and tent trailer. A recreational vehicle shall not be considered to be a dwelling unit;

"recreational vehicle park" means a parcel of land used or intended to be used for the parking of recreational vehicles on a transitory basis, and includes all buildings or structures thereon;

"recreational vehicle space" means an area of land located within a recreational vehicle park occupied or intended to be occupied by one recreational vehicle;

"recreational vehicle stand" means a prepared area within a recreational vehicle space upon which a recreational vehicle is parked;

"self-contained unit" means a recreational vehicle that

- (a) can operate independently of connections to external sewer, water and electrical systems,
- (b) has a toilet and holding tank for liquid waste, and
- (c) contains water storage facilities and may contain kitchen and bath facilities connected to a holding tank;

"dependent unit" means a recreational vehicle other than a self-contained unit;

"service building" means a building housing administrative, recreational, maintenance, lavatory, laundry, washroom and any other facilities required by this Bylaw.

3. APPLICATION

(1) No person shall develop, construct, alter or extend a recreational vehicle park except in compliance with the provisions of this Bylaw, the Burnaby Zoning Bylaw, the Burnaby Building Bylaw and other applicable Bylaws of the Corporation; and the contrary shall be unlawful.

(2) All works and services, including sewage disposal, water distribution and drainage, shall be constructed and installed by the developer of the recreational vehicle park in accordance with the provisions of the Burnaby Subdivision Control Bylaw.

(3) All plumbing and building in the recreational vehicle park shall comply with the provisions of the Burnaby Building Bylaw.

(4) Nothing in this Bylaw shall be taken to relieve any person from complying with the provisions of any other Bylaw of the Corporation.

4. REGULATIONS

4.1 General Requirements

(1) No recreational vehicle shall be located in a recreational vehicle park for a period of more than fifteen (15) consecutive days.

(2) The management shall provide and maintain a register of all persons accommodated at the recreational vehicle park. The registration shall include the name and home address of all members of each party, the date of arrival, licence numbers of all vehicles and the date of departure. The management shall produce the register at the request of the Licence Inspector.

(3) In a recreational vehicle park, only uses that are required for the direct servicing and well-being of the park occupants and for the operation and maintenance of the park shall be permitted.

(4) The management shall landscape and maintain all those portions of a recreational vehicle park not occupied by buildings, recreational vehicle, stands, parking areas, driveways, streets or walkways.

(5) Where a condition exists in a recreational vehicle park that, in the opinion of the Medical Health Officer, is a danger to the public health, the Medical Health Officer may order the management to take action as he considers appropriate to correct the condition and may close the recreational vehicle park to the public until the condition has been remedied.

4.2 Buffer and Recreation Areas

(1) A recreational vehicle park shall include at its boundaries a buffer area in compliance with the following:

- (a) for boundaries abutting streets, a front yard buffer area equivalent in depth to the greatest of the front yard requirements of the adjacent lots abutting the recreational vehicle park or separated by a street or lane therefrom;
- (b) for boundaries abutting a lot in an R or RM District, a buffer area not less than 6m (19.69 ft.) in depth;
- (c) for boundaries abutting a park in a P3 District or railway or power transmission line right-of-way, no buffer area need be provided, subject to provision of a suitable screen fence or hedge along the site boundary, and
- (d) in all other cases, a buffer area not less than 1.5m (5 ft.) in depth shall be provided.

(2) Where a buffer area is required, it shall be suitably landscaped with planted material or natural growth to effectively screen the site that it encloses. A buffer area shall not be used for any purpose other than a screen, except that it may be traversed, where necessary, by access roads to connect with the road system contained within the recreational vehicle park.

(3) At least 5 percent of the recreational vehicle park, excluding the required buffer area, shall be developed exclusively for outdoor recreation purposes. No outdoor recreational area shall have a dimension of less than 15m (49.21 feet).

4.3 Recreational Vehicle Space Requirements

(1) Each recreational vehicle space shall be provided with an asphalt or concrete stand of sufficient length and width to accommodate the occupying unit. A recreational vehicle shall only be located on a recreational vehicle stand, and in no case shall a large recreational vehicle be located in a space designated for smaller recreational vehicles.

(2) Not more than one recreational vehicle shall be located on each recreational vehicle space.

(3) The limits of each recreational vehicle space shall be clearly marked by permanent markers or other suitable means.

4.4 Service Building

(1) Each recreational vehicle park shall include a service building or buildings with the following facilities:

- (a) administrative office and caretaker accommodation,
- (b) indoor recreation area,
- (c) storage area,
- (d) public telephone facilities,
- (e) laundry and drying room, with one automatic washing machine and one dryer for every 20 recreational vehicle spaces or fraction thereof, and
- (f) separate washrooms for male and female occupants of the recreational vehicle park, each to include one washbasin, one water closet, and one bathtub or shower for every 20 recreational vehicle spaces or fraction thereof.

(2) A service building in a recreational vehicle park may include a small grocery or confectionery facility for the use of the occupants of the recreational vehicle park.

(3) Each service building shall be of permanent construction and comply with the Burnaby Building Bylaw.

4.5 Streets and Walkways

(1) All streets located within the recreational vehicle park shall be constructed with concrete roll curbs, provided with gutters and surfaced with asphalt, concrete or similar pavement to the approval of the Engineer, and comply with the following standards:

- | | | | |
|-----|-------------------|---|---|
| (a) | Collector streets | - | A minimum pavement width between curb faces of 7.6m (25 feet) |
| (b) | Local streets | - | A minimum pavement width between curb faces of 5.5m (18 feet) |

(2) Walkways for pedestrian access to service buildings and individual recreational vehicle spaces shall be constructed of an all-weather surface to a minimum width of 1m (3 feet).

4.6 Services and Utilities

(1) Each recreational vehicle space in a recreational vehicle park shall be provided with a water connection and a connection to an electrical power distribution system that shall be provided by underground wiring.

(2) The service building in a recreational vehicle park shall be served by sanitary and storm sewer, water, underground electrical power, and telephone facilities.

(3) No dependent unit shall be located more than 91m (300 feet) from a service building containing toilet, bath and laundry facilities as prescribed herein.

4.7 Illumination and Electrical Systems

(1) Outdoor facilities and access ways to indoor facilities that are intended for evening or night use shall be illuminated and designed in accordance with the provisions of the Illuminating Engineering Society Lighting Handbook - the Standard Lighting Guide as amended from time to time.

(2) All electrical services within the recreational vehicle park shall meet the applicable provisions of the Canadian Electrical Code.

4.8 Distribution and Storage of Gas or Fuel Oil

The installation, maintenance and operation of all equipment and appliances employed in the distribution, storage and disposal of gas, fuel oil or other flammable liquids shall be in accordance with the Fire Services Act.

4.9 Refuse Handling and Disposal

(1) The provision, maintenance and storage of garbage and refuse containers, and the collection and disposal of garbage and refuse shall comply with the requirements of the Medical Health Officer.

(2) No unit, self-contained or dependent, shall dispose of waste water, sewage or trash except in approved facilities provided for the purpose.

(3) A recreational vehicle park shall provide a sewage disposal station for receiving the contents of recreational vehicle holding tanks. The sewage disposal station shall be located in an area apart from any roadway and allow for easy and convenient movement of a recreational vehicle.

4.10 Recreational Vehicle Washing Facility

A recreational vehicle washing facility shall be provided at a location removed from the recreational vehicle spaces to serve the occupants of the recreational vehicle park. Such facility shall comply with the requirements of the Medical Health Officer.

5. ADMINISTRATION AND ENFORCEMENT

5.1 Administration

This Bylaw shall be administered by the Building Inspector or any other official of the Corporation who is appointed by Council to administer the Bylaw.

5.2 Permits and Approvals

Every person shall, before developing, constructing or altering a recreational vehicle park, obtain all necessary permits and approvals as required by the Burnaby Building Bylaw, the Burnaby Zoning Bylaw, the Fire Services Act, the Medical Health Officer and the Engineer.

5.3 Inspection

The Building Inspector, the Licence Inspector or any other official of the Corporation who may be appointed by the Council, is hereby authorized to enter the recreational vehicle park at all reasonable times to ascertain whether the provisions of this Bylaw are being complied with.

5.4 Enforcement and Penalties

(1) Any violation of a provision of this Bylaw or failure to comply with any order, direction or notice given under this Bylaw shall be an infraction of this Bylaw.

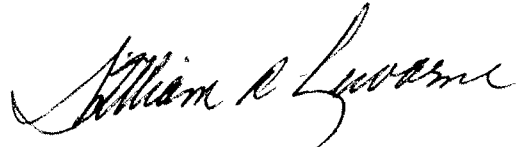
(2) Every person who violates any provision of this Bylaw or fails to comply with an order, direction or notice hereunder is guilty of an offence and is liable on summary conviction to the penalties provided in the Offence Act.

READ a first time this 10th day of JUNE 1985

READ a second time this 15th day of JULY 1985

READ a third time this 15th day of JULY 1985

RECONSIDERED AND ADOPTED this 29th day of JULY 1985



MAYOR



CLERK