



**BYLAW 2010-06
OF THE VILLAGE OF TORQUAY
IN THE PROVINCE OF SASKATCHEWAN**

**A BYLAW TO REGULATE THE OPERATION OF RECREATION
VEHICLE PARKS WITHIN THE VILLAGE OF TORQUAY**

The Council of the Village of Torquay in the Province of Saskatchewan enacts as follows:

DEFINITIONS:

1.
 - a) Accessory Building shall mean a building not exceeding one hundred (100) square feet, with walls not exceeding eight (8) feet and a roof peak not exceeding twelve (12) feet.
 - b) Administrator shall mean the Administrator of the Village of Torquay.
 - c) Arizona Room shall mean a roof structure with three (3) screened or structured walls, abutting the recreation vehicle, with a deck as the floor of the structure and with no permanent electrical wiring.
 - d) Deck shall mean a floor structure, at ground level or raised, with or without railing, constructed of any material except cement patio blocks.
 - e) Grandfathered shall mean exemption from Bylaw requirements, where the non-compliance existed prior to the passing of this Bylaw.
 - f) Municipality shall mean the Village of Torquay.
 - g) Operator shall mean the owner or manager of an RV Park, as permitted to operate an RV Park within the Village of Torquay.
 - h) Park Model Trailer shall mean a seasonal dwelling mobile home that cannot be licensed as a recreation vehicle, has no brakes or tail lights or must be permitted to be transported on a public highway, the park model trailer being a maximum width of twelve (12) feet, excluding bay windows, and a maximum box length of forty-four (44) feet (forty-five (45) feet with a bay window), the total square footage at or below the maximum of five hundred and thirty-eight (538) feet, as specified in CSA Code Z241.
 - i) Recreation Vehicle shall mean a vehicle intended to provide temporary living accommodation, built as part of or to be towed by a motor vehicle, and includes truck campers, motor homes and travel trailers.
 - j) RV Park shall mean a seasonal campground designated for the purpose of leasing sites to accommodate recreation vehicles and park model trailers.
 - k) RV Trailer shall mean a recreation vehicle or park model trailer.
 - l) Site shall mean an area designated as a camp site for no more than one (1) RV Trailer, with the actual dimensions clearly indicated on the site plan as required under Section 3.
 - m) Site Coverage shall mean the total area of a site that is occupied by an RV Trailer, Deck, Arizona Room, or Accessory Building .
2. No person shall operate an RV Park within the boundaries of the municipality without first obtaining a permit to operate an RV Park from the Administrator. (Schedule A)




3. Upon application for a permit, the Operator of an RV Park shall provide the Administrator with a plan of the RV Park, indicating location and dimensions of sites, all roadways and buildings, with street names, where applicable, and site numbers clearly indicated, together with a record of the occupants of each site.
4. The Operator shall advise the Administrator of all occupant changes and the effective date of the change.
5. Change in ownership of the RV Park shall invalidate the permit and requires a permit application by the new owner. The Municipality may revoke a license for non-compliance with this Bylaw.
6. Each permit holder shall be responsible for remitting the service fee to the Administrator as well as all information required by the Municipality.
7. The service fee shall be five hundred dollars (\$500) per site, or fifty dollars (\$50) per month based upon the total number of serviceable sites.
8. All service fees not paid on or before December 31 as provided in section 7 shall be subject to a penalty of ten percent per annum or at the rate of 0.03 percent per day.
9. Minimum site size shall be one thousand five hundred (1500) square feet per site, with all new development from date of this Bylaw requiring a minimum of one thousand six hundred (1600) square feet per site.
10. Each site shall have direct and convenient access to a developed roadway.
11. There shall be a minimum buffer of ten (10) feet between each RV trailer, with all new development from date of this Bylaw requiring a minimum buffer of fifteen (15) feet between trailers.
12. The maximum site coverage shall be fifty percent (50%) of the square footage for sites up to and including twenty-five hundred (2500) square feet. Sites in excess of twenty-five hundred (2500) square feet shall have a maximum site coverage of fifty percent (50%) of the first twenty-five hundred (2500) square feet, plus forty percent (40%) of the square footage of the site that exceeds twenty-five hundred (2500) square feet.
13. The size of an Arizona room shall not exceed the square footage of the RV trailer situated on the site, while still complying with the maximum site coverage as specified.
14. Accessory Buildings, up to a maximum size of one hundred (100) square feet, shall be permitted as follows:
 - i) on sites under twenty-five hundred (2500) square feet, a maximum of one (1) accessory building shall be permitted;
 - ii) on sites over twenty-five hundred (2500) square feet, a maximum of two (2) accessory buildings shall be permitted;
 - iii) no accessory buildings in excess of one hundred (100) square feet shall be permitted on any site; and
 - iv) accessory buildings shall be included in the calculation of site coverage.
15. There shall be a minimum of one parking spot on each site, with all new development from date of this Bylaw requiring a minimum of two parking spots per site.
16. All RV Parks shall have a minimum of two exits.
17. All Roadways shall be a minimum of 30 feet wide.
18. An RV Park shall have within its boundaries a buffer area abutting the boundary of not less than three (3) meters.

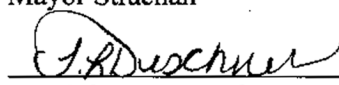


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19. No portion of any site shall be located within a roadway or required buffer area.
20. All streets shall have street signs, where applicable, and site numbers shall be signed, corresponding with the site plan provided.
21. The Operator shall enforce 'no parking' on the roadways within the RV Park.
22. The Operator shall collect and remit to the Municipality, all trailer site fees and service fees as outlined and specified by Bylaws of the Municipality.
23. At date of Bylaw, existing RV Parks that do not meet the minimum site size requirements (as per No.9), minimum roadway widths (as per No. 17) and minimum outside boundary buffer (as per No. 18) shall be grandfathered for the duration of the operation of the property as an RV Park, by separate agreement between the individual RV Park and the Municipality.
24. At date of Bylaw, existing RV Park sites that do not comply with the maximum permitted site coverage shall be grandfathered, by separate agreement between the individual RV Park and the Municipality, such grandfathering to cease on the date of termination of the lease by the present occupant of the site and the new occupant shall be required to comply with maximum permitted site coverage.
25. At date of Bylaw, existing RV Parks shall, by separate agreement between the individual RV Park and the Municipality, arrange a schedule for the repositioning of existing on site RV Trailers, where possible, to bring into compliance with minimum buffer requirements between RV Trailers (as per No. 11), and to work in consultation with the Torquay & District Fire Department, and the approval of the Municipality, to ensure that any safety issues with respect to non-compliance with minimum buffers are resolved prior to the grandfathering of any sites that remain in non-compliance following the repositioning.
26. The Operator shall be responsible for collection of the RV Park garbage.
27. An Operator who contravenes any of the provisions of this Bylaw is guilty of an offence and liable on summary conviction to the penalties provided in the Municipalities Act.
28. If a Court of competent jurisdiction should declare any section of the Bylaw to be invalid, such a section or part of a section shall not be construed as having persuaded or influenced Council to pass the remainder of the Bylaw and it is hereby declared that the remainder of the Bylaw shall be valid and remain in force and effect.





Mayor Strachan


Administrator Deschner

Read a 3rd time and unanimously
adopted this 10th day of February, 2011.



Schedule A
Part of Bylaw 2010-06
RV TRAILER PARK

(Name/Address)

has received the permission of the Village of Torquay Council to operate an RV Trailer Park/Campground within the boundaries of the Municipality of the Village of Torquay in the province of Saskatchewan.

It is understood that all fees and applicable penalties as applied are paid in full prior to obtaining this document.

This document is in effect for one (1) full year from date of issue.

Dated this _____ day of _____, 20__.

SEAL

Mayor

Administrator