

# NOTICE OF PUBLIC HEARING

## VILLAGE OF COWLEY IN THE PROVINCE OF ALBERTA

### PROPOSED BYLAW No. 431 To be held at 6:30 p.m., January 13, 2025 Cowley & District Community Hall

Pursuant to the Municipal Government Act the Council of the Village of Cowley hereby gives notice of its intention to consider Bylaw No. 431, being an amendment to Land Use Bylaw No. 352.

The purpose of Proposed Bylaw No. 431 is to regulate the use of recreational vehicles as dwelling units within the Village.

#### **How to Submit Comments**

If you would like to submit comments or require further information on this proposed bylaw please email [vilocow@shaw.ca](mailto:vilocow@shaw.ca) or call 403-628-3808, during normal business hours.

Please forward written submissions on or before January 8, at 3:00 PM.

#### **How to Attend the Public Hearing**

A public hearing to consider the proposed Bylaws will be held in person in the Crystal Room at the Cowley & District Community Hall (216 6 Street) at 6:30 p.m. on January 13, 2025.

If you would like to speak at the public hearing, please contact Tiare Dewart at [vilocow@shaw.ca](mailto:vilocow@shaw.ca) by 3:00 p.m. on January 13, 2025.

DATED at the Village of Cowley in the province of Alberta this 4<sup>th</sup> day of December 2024.

Tiare Dewart  
Chief Administrative Officer  
Village of Cowley

**VILLAGE OF COWLEY**

**BYLAW NO. 431**

**Being** a bylaw of the Village of Cowley in the Province of Alberta, to amend Bylaw No. 352, being the municipal Land Use Bylaw.

**Whereas** the Council of the Village of Cowley desires to regulate the use of recreational vehicles as dwelling units within the Village.

**And whereas** the purpose of Bylaw No. 431 is to clarify the regulations and standards applicable to use and storage of recreational vehicles.


**And whereas** the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

**Now therefore**, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Village of Cowley in the Province of Alberta duly assembled does hereby enact the following:

1. Bylaw No. 352 being the Land Use Bylaw, is hereby amended by Bylaw 431 to include the amendments as indicated in the attached Schedule 'A'.
2. That the aforementioned amendment to Land Use Bylaw 352, shall make use of formatting that maintains the consistency of the portions to the bylaw being amended.
3. Bylaw 431 shall come into effect upon third and final reading hereof.
4. Bylaw No. 352, being the municipal land use bylaw, is hereby amended and consolidated.

READ a **first** time this 12 day of November, 2024.

  
\_\_\_\_\_  
**Mayor – Barbara Burnett**

  
\_\_\_\_\_  
**Municipal Administrator – Tiare Dewart**

READ a **second** time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
**Mayor – Barbara Burnett**

\_\_\_\_\_  
**Municipal Administrator – Tiare Dewart**

READ a **third** time and finally PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
**Mayor – Barbara Burnett**

\_\_\_\_\_  
**Municipal Administrator – Tiare Dewart**

# Schedule "A"

## Bylaw No. 431

1. That Section 1, Definitions be amended by adding the following definition:

**Recreational vehicle** means a transportable living unit, designed to be moved on its own wheels or by other means (including units permanently mounted on trucks), designed or constructed to be used for sleeping or living purposes on a short-term, temporary basis. Such living units are subject to highway safety standards rather than housing standards. Typical units include, but are not limited to, motor homes, campers, holiday trailers, travel trailers, fifth wheel trailers, tent trailers and park model trailers. These units are not permitted as either temporary or permanent dwellings.

2. That Section 1, Definitions be amended by adding the underlined text to the existing definitions as follows:

**Dwelling Unit** means a room or a suite of rooms operated as a residence for family, containing cooking, sleeping and sanitary facilities. For the purposes of this bylaw, a recreational vehicle is not a dwelling unit.

**Single Family Dwelling** means a freestanding residential dwelling, other than a mobile home, not forming part of and not physically attached to any other dwelling or structure and is not a recreational vehicle.

3. That Schedule 2, Land Use Regulations, General Industrial and Warehousing – I is amended by adding Outside Storage to Section 2.2 Discretionary Uses.
4. That Schedule 5, Use Restrictions and Development Requirements, be amended by adding Part 5.8 as follows:

### PART 5.8 – RECREATIONAL VEHICLES

1. A recreational vehicle is not considered a dwelling unit and is not to be used for permanent residential living accommodation on any parcel within any land use district in the municipality.
2. A recreational vehicle shall not be used or stored on undeveloped parcels that do not have a principle building on the site. The exception to this may be made in instances where:
  - (a) the parcel has an approved development permit for Outside storage and the intent is the recreational vehicles are strictly being stored on the property, or as a commercial business that rents or leases a space to the public to store their units off-site when not in use; or
  - (b) the construction circumstances are present to subject to the criteria stipulated in subsection (8).
3. No more than two licensed recreational vehicles may be stored on a commercial or industrial parcel which contains a principal building, which may not be part of an outside storage use development permit and without the requirement for a development permit, but the recreational vehicle shall not be used as a residential living accommodation or as a permanent dwelling.
4. No more than two licensed personal recreational vehicles may be stored on the owner's residential parcel which contains a habitable dwelling without the requirement for a

development permit, but the recreational vehicle shall not be used as residential living accommodation or as a permanent dwelling.

5. In no instance shall recreational vehicles be parked or stored on vacant lots designated as General Residential (R1) or Mobile Home Residential (R2) under the land use bylaw that do not contain a habitable residential dwelling, with the exception of the circumstances subject to the criteria stipulated in subsection (8).
6. A municipal or commercial Campground or RV Park within the Village operating with an approved development permit is allowed to have guests to temporarily stay more than 21 days in a given calendar year as seasonal use, but the recreational vehicles are not permitted to be used for long-term use (defined as more than 150 days in a given calendar year) or as a permanent residence or dwelling unit.
7. In no instance shall any recreational vehicle openly discharge sewage waste or grey water onto land, laneways, or public road rights-of-way within the municipality.
8. No more than two licensed personal recreational vehicles may be allowed to temporarily house construction workers or lot owners actively engaged on a construction project that has an approved development permit within the Village of Cowley subject to the following criteria:
  - (a) the recreational vehicle(s) shall not be placed on site until the issued permit for the construction takes effect;
  - (b) the period of use shall not exceed 9-months unless otherwise authorized by the Municipal Planning Commission. The 9-months starts on the issued permit's specific date of effect;
  - (c) no open discharge of sewage and grey water shall be allowed; and
  - (d) the recreational vehicles used by the workers or owners for accommodation use must be removed without delay from the lot once the construction has completed or after 9-months, whichever event occurs first. For the purpose of this provision, construction completion is defined as occupancy being granted by the Building Inspector.