



CAMPGROUND GUIDE



Prepared by the Planning and
Development Department

A GUIDE TO DEVELOPING A CAMPGROUND IN BRAZEAU COUNTY

This document is intended to assist individuals in determining if a Development Permit for a Campground is required, and to provide guidance for developing a Campground in Brazeau County. The information in this document provides a basis for understanding considerations for Campground development in Brazeau County, but is not intended to provide a comprehensive explanation of all regulations related to the development. Development Permit Applications related to Campgrounds must meet the regulations in the current Land Use Bylaw at the time of application.

1. HOW CAMPGROUNDS ARE DEFINED

Campground means a development for recreational use within sites designated for lodging in tents, Recreational Vehicles, Cabins, or other similar accommodations. A major campground shall accommodate more than twenty (20) sites, be in operation more than six (6) months per year, or both.

2. HOW ARE RECREATIONAL VEHICLES DEFINED

Recreational Vehicle (RV) means a licensed vehicle or portable structure, designed to be moved by a vehicle, to provide sleeping accommodation for travel and recreation purposes. Recreational Vehicles include, but are not limited to, motor homes, campers, and holiday trailers. Recreational Vehicles do not include manufactured homes or provide for the attachment or use of any projections including, but not limited to, decks and carports.

3. RV USE VS. CAMPGROUNDS

The parking, storing and use of RVs on a property is not necessarily a Campground. The Community Standards Bylaw allows for the parking, storing and use of RVs on Agricultural lands and Residential Area properties without an approved Development Permit for a Campground if the number of RVs fit within the limits listed below:

PARCEL SIZE	NUMBER OF RVs
smaller than 0.4 ha (1.0 ac)	1
0.41 ha (1.1 ac) and 2.0 ha (5.0 acres)	3
2.1 ha (5.1 ac) and 6.1 ha (15.0 acres)	4
larger than 6.1 ha (15.0 ac)	10

If the development you are considering exceeds the numbers above, and fits within either of the following definitions, you should be seeking Development Permit approval for either a Personal Storage Facility or Outdoor Storage rather than a Campground.

Personal Storage Facility means a commercial development for the provisions of individual storage containment buildings for the purpose of storing non-dangerous goods and materials indoors. A personal Storage Facility may include the storage of unoccupied recreational vehicles, boats, snowmobiles and other similar recreational goods.

Outdoor Storage means the use of land for storage of equipment, goods and materials in open air where such storage of goods and materials does not involve the use of permanent structures or the material alteration of the existing state of the land but does not include the storage of dangerous goods.

4. CAMPGROUND MINOR OR CAMPGROUND MAJOR

As noted in section 3, the use of a property for the placement of RV units within the amounts allowed under the Community Standards Bylaw is not deemed a Campground, Minor and is authorized without a Development Permit.

However, if the number of RVs on the parcel exceed those allowed within the Community Standards Bylaw, the Land Use Bylaw classifies Campgrounds as either “minor” or “major.”

What is the difference between Campground major and minor?

	CAMPGROUND MINOR	CAMPGROUND MAJOR
Applicable Land Use Zones	<u>Permitted in:</u> Recreation (R) Crown Lands (CL) <u>Discretionary in:</u> Agricultural (AG) Institutional (I)	<u>Permitted in:</u> Recreation (R) Crown Lands (CL)
Number of Sites	Twenty (20) sites or less, or within the threshold number of units permitted under the Community Standards Bylaw.	Twenty-one (21) sites or more
Season	Less than six (6) months per year (Generally, April 1 st through October 31 st)	Open year round or more than six (6) months per year

Permitted Use and Discretionary Use are defined at the end of this Guidebook.

5. GROUP CAMPGROUNDS

Group campsites generally don’t have the same set up as individual sites. Typically, a group campsite is an area of land within a Campground, either minor or major, that is designated and used as a communal camping area, which allows of the placement of multiple units (meaning tents, RVs, cabins, or similar accommodations). If the number of RVs would be over the threshold identified in the Community Standards Bylaw, a Development Permit for a Campground would be required.

6. PLANNING CONSIDERATIONS

DEVELOPMENT PERMIT APPLICATION

The Development Authority will consider the following information in reviewing a Development Permit Application for a Campground:

1. the proposed Campground layout (see “SITE PLAN” requirements below);
2. proposed water and sewer servicing plans and impact on existing water and sewer system;
3. consistency with adjacent land uses and zoning;
4. potential for buffering or other techniques designed to limit any interference with other uses or the peaceful enjoyment of neighboring parcels;
5. potential traffic generation and parking, including the addition of any internal roads and requirements to meet Brazeau County approach standards;
6. parking requirements as outlined in the Land Use Bylaw; and
7. amenities offered that would enhance the proposed Campground.

SITE PLAN

Below is an example of the information that should be included on the site plan attached to the Development Permit Application. (This may require more than a one-page site plan to show the required information.). A sample site plan is included at the end of this guidebook, along with a detailed checklist of all site plan requirements.

1. campsite layout – both how will the Campground be situated on the parcel and how will the Campground be designed with the individual sites identified;
2. internal roads (including widths and if they will be one or two-way roads);
 - a. any area reserved for parking other than at designated campsites (parking requirements are in section 8.3.4 of the Land Use Bylaw;
3. location and description of amenities, including:
 - a. cooking/gathering shelters;
 - b. outhouses;
 - c. waste collection sites;
 - d. surveillance suite – if onsite security will be present;
4. storage areas (if applicable), and what will be stored;
5. natural areas;
 - a. hazardous areas that may have setback requirements;
 - b. waterbodies; and
 - c. Environmentally Sensitive Areas (as defined by Brazeau County or the province of Alberta) or Environmentally Significant Areas (as defined by the province).

7. OTHER FACTORS TO CONSIDER

ON-SITE AMENITIES

In addition to individual campsites, the development of on-site amenities can be used to compliment or enhance the Campground. This may involve structures for registration offices, cooking shelters or washroom facilities. These structures would be considered Accessory Structures, which are permitted in all of the land use zones that allow for Campgrounds. Accessory Structures cannot be used as a dwellings or accommodations.

Due to the nature of Campground operations, an onsite employee(s) for operation, maintenance or security may be desirable. Depending on the land use zone, a Cabin or Surveillance Suite may provide the required on-site living accommodations. Discussions with the Planning and Development Department can provide clarification on what option is allowable in the land use zone and may best meet the needs of the proposed operation.

SERVICING

Campgrounds must be developed to ensure adequate servicing to meet the water and septic disposal needs of the development. The applicant may be required to submit documentation verifying compliance with Public Health requirements, Safety or Building Code requirements or other Provincial or Federal requirements.

ACCESS

Campground developments are required to have at least one approach that meets Brazeau County specifications to accommodate the traffic generated by the Campground.

As part of the development process, a municipal address sign will be required at the approach, as emergency services require a municipal address in order to respond to an emergency call. It is critical that all individual campsites have clear access and identification for emergency services.

Roads leading to a proposed Campground may be required to be upgraded to sustain the volume and type of traffic generated by the proposed Campground. If upgrading is required, the developer will need to contact Public Works Department and enter into the necessary agreements, which may include developer costs.

In designing the overall campground layout, the flow of traffic should be considered. The developer is encouraged to consider if internal roadways will be designed to accommodate one-way or two-way traffic as it may impact site configuration as well as traffic flow. Depending on the design, turn around points may be useful for both campers and emergency vehicles.

7. OTHER FACTORS TO CONSIDER - CONTINUED

YEAR-ROUND CONSIDERATIONS

If Campgrounds are predicted to be open when there is a chance of snow accumulation, an internal road snow removal and storage plan must be prepared to ensure campers are able access the Campground and designated sites, and ensure that emergency vehicles can respond, if necessary.

NOISE

The use of the property as a Campground should not interfere with or affect the use or enjoyment of neighbouring properties. Brazeau County's Noise Bylaw provides both "day-time" and "night-time" noise levels, which are to be complied with. The developer is encouraged to consider how noise might travel and determine if noise mitigation might be required. Noise mitigation measures may include the use of berms, natural barriers, trees, screens or the orientation of the campground to mitigate noise.

FIRE PITS AND BANS

The local Fire Services will determine what requirements are necessary for fire pit installations. During the design phase, the developer may want to consider what type of fire pits, if any, might be installed. The landowner and/or applicant is responsible for compliance with any local or provincial fire ban requirements for the area and ensure that the guests are in compliance with fire bans or restrictions.

PROVINCIAL COMPLIANCE

Campgrounds are often created because of the nature of the land. The proposed campground may be close to provincial parks, Crown-owned land and similar amenities and therefore, developments in these locations often require approval from Alberta Environment and Protected Areas. Also, if the Campground is within a certain distance of a provincial highway, approval from Alberta Transportation may be necessary.

On-site water, septic, gas and electrical services will require Alberta Safety Codes Council approval ensuring compliance with provincial standards.

8. FURTHER INFORMATION

All development permit applications must comply with the current Land Use Bylaw. The proposal for development must comply with the requirements of the land use zone, including setbacks from property lines, type of development (permitted or discretionary), maximum site coverage, and the physical constraints of the site, among other considerations.

To assist with understanding the requirements in the Land Use Bylaw and this guidebook, the Planning and Development Department offers pre-application meetings to discuss specific development proposals.

For additional information or to book a pre-application meeting, please contact:

**Brazeau County
Planning and Development Department**

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Drayton Valley, AB T7A 1R1
Email: planning@brazeau.ab.ca
Phone: 780-542-7777
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9. ADDITIONAL DEFINITIONS

Discretionary Use means one (1) or more uses of land or buildings that may be allowed in a given district at the discretion of the Development Authority, with or without conditions.

Environmentally Sensitive Area means lands identified within the County's MDP Figure 4: Future Land Use Strategy. These areas represent lands that have particular constraints to development due to environmental features such as watercourses, steep slopes, wetlands, significant flora or fauna, wildlife habitats.

Environmentally Significant Area (ESA) are areas that are important to the long-term maintenance of biological diversity, physical landscape features and/or other natural processes, both locally and within a larger spatial context as defined by the Province.

Permitted Use means the use of land, or a building provided for in the Land Use Bylaw for which a development permit must be issued or conditionally issued by the Development authority upon application having been made to the County.