90. Campground

A campground shall be developed to the satisfaction of the Development Authority and include the following:

90.1 General Requirements

(a) Campgrounds shall operate in accordance with section 76.1 of Part 5 (General Regulations).

(b) Manufactured and modular homes are not permitted in a campground except as provided under section 90.1 (h) (ii) of this Regulation.

(c) Only commercially designed and manufactured skirting is permitted on recreational vehicles.

(d) Recreational vehicles are only permitted in recreational vehicle stalls.

(e) Campground design and maintenance shall comply with Wildland/Urban Interface recommendations provided in the Province of Alberta FireSmart Manual.

(f) Animal proof garbage cans shall be provided throughout the campground.

(g) Campground Layout

(i) The layout shall promote the conservation and management of habitat, wetlands, and steep slopes.

(ii) The layout shall take advantage of existing clearings and open areas.

(iii) The layout shall maintain and promote natural systems connectivity.

(iv) A minimum thirty metre (30m) natural/landscaped defensible space buffer must be provided and maintained to the satisfaction of the RMWB Emergency Services Department. The Applicant in its submission shall identify and provide justification for any deviations or non-conformance to the standards sought by the Applicant.

(v) Amenity Space:

(a) A minimum of five percent (5%) of the total area of the campground shall be set aside in locations suitable as amenity spaces.

(b) Tent camping is not permitted in Amenity Spaces.

(c) A communal fire pit and cook hut, benches, and picnic tables shall be provided in the Amenity Spaces.

(d) For campgrounds consisting of more than ten (10) recreational vehicle stalls a play structure shall be provided in the Amenity Spaces.
(vi) Pedestrian circulation routes to public facilities and major recreational activity areas must be provided. Walking trails shall be provided as alternatives to the main campground road.

(vii) Recreational Vehicle Stall requirements:
(a) Minimum stall size: Width - 6.0 metres Length - 16.0 metres.
(b) Minimum natural/landscaped buffer between stalls: 4 metres.
(c) Stalls proposed for year-round use shall be hard surfaced.
(d) Site amenities for each stall must include a cleared 4.0 metres x 4.0 metres minimum activity pad and picnic table in addition to the stall.

(viii) Fences and Stall Boundaries:
(a) Fences shall be uniform in design and maintained in a safe and attractive condition by the park operator throughout the site.
(b) All stall boundaries shall be visible and clearly defined on the ground by permanent flush stakes or markers, with a stall number.
(c) Campgrounds consisting of more than twenty (20) recreational vehicle stalls must contain a permanent stall location map at the entrance to the campground.

(ix) Transportation:
(a) All roads provided within the campground shall be developed to RMWB Engineering Standards designated for the rural area.
(b) Roadways proposed for year-round use shall be hard surfaced.
(c) Municipal roads leading to a campground must be brought by the applicant to a condition capable of sustaining the volume and type of traffic to be generated by the proposed campground.
(d) Campgrounds proposed to be open year-round shall maintain roadways year-round.
(e) Street lighting shall be provided in accordance with Section 73.1 of Part 5 (General Regulations).
(f) Regulatory signage must be installed to RMWB Engineering Standards.

(x) Parking Requirements:
(a) A minimum one (1) parking stall per recreational vehicle stall.
(b) A minimum one (1) visitor parking stall per ten (10) recreational vehicle stalls must be provided in centralized locations.
(c) Parking stalls proposed for year-round use shall be hard surfaced.
(d) Parking stalls must be developed in accordance with Part 7 (Parking and Loading Requirements).
(xi) Utility Services Requirements:
(a) Sewage disposal systems, potable water holding tanks, and electrical servicing shall meet all relevant provincial and federal regulations.
(b) Utility and telecommunication services shall be located below ground.
(c) A winterized sewage disposal facility (dump station) shall be provided that is easily accessible and separated from the recreational vehicle stalls and amenity spaces.
(d) Electrical services shall be provided in all recreational vehicle stalls and be minimum 30 amperes service.
(e) Potable water shall be provided in all recreational vehicle stalls and in centralized locations and meet RMWB Engineering Standards.
(f) Sanitary sewage collection shall be provided in all recreational vehicle stalls and meet RMWB Engineering Standards.
(g) Washroom facilities shall be provided in centralized locations.
(h) Campgrounds proposed to be open year-round shall provide laundry and shower facilities in centralized locations.

(xii) Notwithstanding anything in Section 90.1 (g)(xi),
(a) The applicant shall, in its submission, identify and provide justification for any deviations or non-conformances sought in the application of the RMWB Engineering Standards.
(b) Utility services may be adjoining in order to maximize site servicing efficiencies.

(h) Safety
(i) Campgrounds shall develop a fire safety plan and have fire preparedness equipment in place to the satisfaction of the RMWB Emergency Services Department.
(ii) A Security Residence is required for any Campground containing more than fifty (50) Recreational Vehicle stalls and must be located at the main entrance to the Campground.

(i) Accessory Developments
(i) The location, design standards and site requirements of any developments, uses and services such as decks, recreational buildings, equipment storage facilities, fire pits, cook shacks, firewood storage and any other similar uses or services that may be associated with or required within a campground may be approved at the discretion of the Development Authority.
(j) A Development Completion Certificate is required for a Campground prior to occupancy.

(k) Project Accommodation using Recreational Vehicles as the residential complex is not permitted within the established boundaries of the Urban Service Area and Rural Hamlets.

(l) Permits
All permits issued for a Campground shall expire three (3) years after approval at which time a new application shall be submitted if the development is to remain in operation.

Example of Stall Layout: