

To Whom This May Concern;

We have received a notice from the County in regards to excess recreational vehicles on our Lake lot located at Lac Sante. ( By-law 2013-50 Section 8.4(4)(e )

We purchased this Lake lot as a Family in August of 2007. The lot was titled 4 ways to include my parents (John and Elsie) myself (Robert and Sharlene) my Sister (Susan) and my Brother (Richard and Margaret).

As the purchase of the property was pending we had inquired with the County as to our intent of the use of property. We expressed that we would like to each have a unit on the lot and were told at that time that that would be acceptable as we each had an interest in the property.

During the spring/summer of 2008 we set up the lot to accommodate the recreation vehicles. The units were placed neatly in the trees with the exception of one. They were also placed near the reserve lot side which is located on the west side of the lot to minimize the visual impact of the 2 adjoining lots.

During my conversation with Bryan (By-law Enforcement Officer) I mentioned that I believe that we had this issue once before in approximately 2009/ 2010.

Unfortunately we have not been able to find the County documentation of the issue in this matter. At that time my parents drove out to St. Paul to speak with someone at the County office.

After explaining that all recreation vehicles belonged to existing land owners (only) and the lot had been purchased and set up before the new By-law had come into effect it was again deemed acceptable as it was said to be grandfathered from the 2007 purchase date by the County office.

This was verbal only as I have spoken to both of my parents in regards to this matter for documentation and they have said that it was verbally agreed upon and received no paper work at that time.

The family has enjoyed the use of the lot; set up in this current configuration for the last 8 years. We feel that it would be a Great injustice to our Family to have to

decide who would have to move off of the lot after all this time spent as a Family together at Lac Sante.

We all have taken great pride in maintaining our lot and believe that it is one of the nicer in the sub-division and not detrimental to the area even if it does have just recreational units on it.

We all remain hopeful the County will again extend our Grandfathered stay on our lot at Lac Sante and bring closure to this matter and peace to all of my Family members.

Thank you in advance and we look forward to your response.

Regards,

Rob French

**\*\*Addendum to Original Appeal,**

In light of the new By- law information received, we believe two of the Recreational Vehicles fall into the category of Manufactured home/single detached dwelling. One is a Park model trailer on blocking with

covered deck and the other is a 12 x 24 cabin addition built onto and covering a holiday trailer to form one unit.

I have been unable to find permits for these as they have been taken out in other names on title. I am confident they are permitted from the county.





## County of St. Paul No. 19

August 8, 2016

### REGISTERED MAIL

Richard French and Margaret Jones  
23128 TWP Rd 554  
Sturgeon County, AB  
T0A 1N1

AND

John and Elsie French  
27 Howson Crescent  
Edmonton, AB  
T5A 4T7

AND

Robert and Sharlene French  
Box 1812  
Gibbons, AB  
T0A 1N0

AND

Susan French  
13308 – 63 st  
Edmonton, AB  
T5A 0Z1

Dear Landowners:

### Re: Lot 07, Block 03, Plan 8121812 (332, 56415 - Range Road 112)

In my capacity as Designated Officer, I am hereby issuing an Order pursuant to County of St. Paul No. 19 By-law 2013-50, Section 8.4 (4)(e) Recreational Vehicles, with respect to the above mentioned lands. A copy of the by-law is attached for your reference.

I attended at the lands, and from a site inspection off of the lands, determined that the lands, because of the number of recreational vehicles, are detrimental to the surrounding area. Accordingly, I am ordering that the following work be done in order to comply with By-law 2013-50, Section 8.4 (4)(e)

- **Remove all recreational vehicles in excess of 2 from the property**

The above work is to be completed within 14 days of receipt of this letter. If you do not comply with this request, the County may perform the work and add the costs of performing the work to your tax roll for the land.

You may request County Council to review this order by written notice within 14 days of the receipt of this order.

Yours truly,

  
Bryan Bepalko  
Bylaw Enforcement Officer

Encl.

## 8.4 COUNTRY RESIDENTIAL ONE (CR1) DISTRICT

### (1) Purpose:

- a. The general purpose of this District is to provide for specific areas where multi-lot country residential development may take place within various parts of the County.

### (2) Permitted Uses:

- a. Buildings and Uses Accessory to Permitted Uses
- b. Manufactured Homes less than 10 Years of Age from Date of Development Application
- c. Minor Home Occupations
- d. Single Detached Dwellings

### (3) Discretionary Uses:

- a. Basement Suites
- b. Bed and Breakfast Establishments
- c. Buildings and Uses Accessory to Discretionary Uses
- d. Day Care Facilities
- e. Extensive Agriculture
- f. Extensive Recreation
- g. Garage Suites
- h. Institutional and Public Uses
- i. Manufactured Homes more than 10 Years of Age from Date of Development Application
- j. Public Utility Buildings and Installations
- k. Resort Commercial Uses
- l. Other uses which, in the opinion of the Development Authority, are similar to the above listed Permitted or Discretionary Uses

### (4) Regulations:

#### a. Minimum Lot Size:

- i. Permitted uses within 122 m (400 ft) of a lake – In the case of a development permit, 0.2 ha (0.5 ac.) of land which, in the opinion of the Development Authority, is developable. In the case of a subdivision application, 0.2 ha (0.5 ac.) of land which, in the opinion of the Subdivision Authority, is developable land.
- ii. Permitted uses more than 122 m (400 ft) from a lake – In the case of a development permit, 0.4 ha (1 ac.) of land which, in the opinion of the Development Authority, is developable. In the case of a subdivision application, 0.4 ha (1 ac.) of land which, in the opinion of the Subdivision Authority, is developable land.

#### b. Minimum Required Yards:



- i. Front and Corner: Internal Local Road – 7.7 m (25 ft) from the boundary of the right-of-way; Grid Road – 39.6 m (130 ft) from the centerline of a County road; and Major and Minor Two-Lane Highways – 70 m (230 ft) from the centre line or 40 m (131.2 ft) from the boundary of the right-of-way, whichever is greater.
  - ii. Side – 6.1 m (20 ft) each; and
  - iii. Rear – 7.7 m (25 ft).
- c. Minimum Floor Area: Single detached dwellings/manufactured homes – 74.3 m<sup>2</sup> (800 ft<sup>2</sup>).
- d. Maximum Building Height: Dwelling units - 7.7 m (25 ft) and two storeys on properties adjacent to water bodies or lakes; 10.0 m (32.8 ft) and two storeys on all other properties; Accessory buildings - as per Section 7.2 of this Bylaw.
- e. Recreational Vehicles:
  - i. No development permit shall be required for the placement of two or less recreation vehicles on a lot if those recreation vehicles are:
    - 1. Mobile (licensed, insured, and with its wheels intact), are on site for seven (7) days or longer, and have no accessory buildings or structures, such as parking pads, porches, associated with any of them; or
    - 2. Not Mobile, being on site for more than seven (7) days, or has any accessory buildings or structures associated with it. A development permit shall be required for the placement of any such accessory structures on a lot. The issuance of such a development permit shall be considered entirely discretionary.
  - ii. The number of recreation vehicles on a parcel, may, on occasion, exceed the maximum of 2 subject to: the Development Authority being advised in writing of the dates when more than 2 recreation vehicles will be on the parcel and the number of recreation vehicles expected; the parcel being able, in the opinion of the Development Authority, to sufficiently accommodate all recreation vehicles expected as well as any accompanying vehicles; provisions satisfactory to the Development Authority being made for the disposal of sewage; and the maximum period of time when more than two recreation vehicles are on site shall not exceed five consecutive days and shall not occur more than two times in a calendar year.
  - iii. If a recreational vehicle is developed so as to become a part of a building, such as by the removal of its wheels or the addition of a building or structure onto it which encloses or immobilizes the recreational vehicle, the recreational vehicle will then be regarded as a manufactured home or single detached dwelling.
- f. Intensive Recreation and Resort Commercial Developments - Intensive recreation developments and resort commercial developments shall be developed only with careful consideration of the impacts such development may have on the residential and recreational amenity of adjacent residential uses, and shall be developed with appropriate buffers and conditions, as established and required by the Development Authority, to mitigate any negative impacts. No intensive recreation or resort commercial development shall have any more than a total of twenty-five (25) units, either recreational vehicle stalls or hotel or motel units, for rental or use.
- g. The re-subdivision of lots in the CR1 District into smaller parcels will only be allowed: if the subdivision was initially designed to allow for such re-subdivision, or if the subdivision currently has a mixture of lot sizes, and if all other regulations of this Land Use Bylaw are

satisfied.



















