

BYLAW 477-25
A BYLAW OF THE VILLAGE OF
LONGVIEW TO AMEND LAND USE
BYLAW 400-2017

WHEREAS the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended ("the Act") provides that a Municipal Council may amend its Land Use Bylaw;

AND WHEREAS the Council of the Village of Longview wishes to amend its Land Use Bylaw as it affects certain lands;

AND WHEREAS the Council of the Village of Longview wishes to amend its Land Use Bylaw to include 'recreational vehicle storage' as a discretionary use in the Highway-Commercial (C-HWY) District;

AND WHEREAS the owner of Lot 1, Block 3, Plan 0312814 in the Village of Longview has requested to redistrict their property to the Highway-Commercial (C-HWY) Land Use District;

NOW THEREFORE the Council of the Village of Longview, duly assembled, enacts as follows:

1. The following be added as Part 12, Section 21:

1. Access to a lot on which a recreational vehicle storage use is located shall be hard surfaced to prevent mud tracking onto roads and be located and constructed in accordance with Village standards to the satisfaction of the development authority.
2. Access to a recreational vehicle storage development shall not be provided using alleys or roads used primarily for residential purposes.
3. A recreational vehicle storage use shall not include:
 - a. hazardous materials or goods;
 - b. salvage of abandoned vehicles or equipment;
 - c. storage of inoperable or unsightly recreational vehicles;
 - d. construction material;
 - e. vehicles or goods of a non-recreational vehicle nature;
 - f. discarded or recyclable materials similar to the above; or
 - g. day use or overnight stay(s).
4. Recreational vehicle storage spaces shall be a minimum of 3.5 m in width and a minimum of 7.5 m in length but may be reduced for items such as tent trailers and boats.
5. Drive aisles shall be designed in a manner that provides a safe and clearly defined circulation pattern and be a minimum of 15.0 m in width unless the spaces are designed in a drive-thru manner, in which case the drive aisle may be reduced to 12.0 m.
6. The location and dimensions of storage spaces and drive aisles shall be indicated on a site plan submitted as part of a development permit application.
7. The entire boundaries of a recreational vehicle storage development shall be fenced, to the satisfaction of the development authority. Where fencing is used, it shall be used in conjunction with existing, new or enhanced natural vegetation for screening.
8. Where recreational vehicle storage abuts a residential development:
 - a. the storage area shall be substantially screened year-round from adjacent dwellings and roads using fencing, natural vegetation, topography or existing buildings to the satisfaction of the development authority.
 - b. despite section 21.8.a, where the storage area does not contain existing natural vegetation, topography or existing buildings to provide the required screening, a development permit may be considered where new or enhanced vegetation for screening that consists of a minimum of 70% coniferous trees at least 2.5 m high and with the remainder being deciduous with at least a 60 mm caliper. The vegetation for screening shall be a minimum 10.0 m in

width measured from the property boundary adjacent to residential developments (or a road/alley that is adjacent to residential developments).

- c. in addition to the application requirements, an application shall include a plan detailing the existing or new or enhanced natural screen planting, including location, area, species, height, and where applicable, tree calliper. The plan shall also identify the topography or existing buildings that may be used to satisfy section 21.8.a.

9. Lighting and surveillance equipment shall be screened and directed to restrict light pollution into nearby residential areas and protect homeowner privacy.

10. Recreational vehicle storage facilities shall not be made accessible 24/7 to customers and clients; as a condition of a development permit, maximum hours of operation for customer and client access shall be clearly identified.

11. Garbage shall be stored in weatherproof and animal-proof containers and screened from adjacent residential and commercial sites and public thoroughfares and be in a location easily accessible for pickup.

12. Outside storage areas shall be screened from adjacent residential and commercial sites and thoroughfares to the satisfaction of the development authority.

13. Prior to the issuance of a development permit for a recreational vehicle storage development, the proponents shall prepare a stormwater management plan to the satisfaction of the development authority. Adherence to the approved stormwater management plan shall be a condition of development approval.

14. The construction of onsite sani-dumps shall be prohibited within a recreational vehicle storage facility.

2. The following be added alphabetically to the list of discretionary uses in subsection 3 of the Highway-Commercial (C-HWY) Land Use District, and all subsequent uses be renumbered accordingly:

a. Recreational Vehicle Storage.

3. That Part 15: Land Use District Map is hereby amended by redistricting the following lands, which are currently identified as Urban Reserve (UR) District within the Village of Longview Land Use Bylaw 400-2017 to Highway-Commercial (C-HWY) Land Use District:

a. The southerly portion of Pt. Lot 1, Block 3, Plan 031 2814, as identified on Schedule A of this bylaw.

4. This Bylaw comes into full force and takes effect on the date of third and final reading.

READ A FIRST TIME THIS 13th DAY OF JUNE, A.D. 2025.

READ A SECOND TIME THIS 13th DAY OF JUNE, A.D. 2025.

READ A THIRD TIME THIS 13th DAY OF JUNE, A.D. 2025.

Mayor



Chief Administrative Officer

Date Signed
Bylaw 477-25

June 20, 2025

