

SECTION 26. RECREATIONAL VEHICLE PARK (RVP) ZONE

The Recreational Vehicle Park (RVP) Zone applies to seasonal campgrounds and trailer parks in the Municipality which are restricted in terms of operation under the Zoning By-law to the period April 1st to October 31st. Only existing campgrounds and trailer parks, all of which are situated on the Lake Erie shoreline, are zoned RVP. Up to two dwelling units or two single unit dwellings may be erected for the accommodation of the owner and operator of the facility. A maximum of 20 travel trailers per hectare is permitted.

26.1 GENERAL USE REGULATIONS

26.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used or altered in the Recreational Vehicle Park (RVP) Zone except for the following purposes:

- campground or trailer park
- dwelling unit or single unit dwelling as an accessory use

TABLE 26-1

RECREATIONAL VEHICLE PARK (RVP) ZONE STANDARDS

1	Minimum Lot Area	5 ha
2	Minimum Lot Frontage	100 m
3	Maximum Lot Coverage	20%
4	Front Yard Depth	20 m
5	Side Yard Width a) interior lot b) corner lot	a) 10 m b) 20 m on the side abutting the road and 10 m on the other side
6	Rear Yard Depth	6.0 m
7	Maximum Density	20 travel trailer sites per hectare
8	Minimum Site Area	280 m ²
9	Maximum Number of Dwelling Units or Single Unit Detached Dwellings or combination thereof	2

26.2 SPECIAL USE REGULATIONS

26.2.1 DWELLING UNITS

Where a dwelling unit is erected as an accessory use, it shall:

- a) be used as the residence of the owner or an employee of the owner engaged in the operation of the campground or trailer park;
- b) be located within or be contiguous to a main building;
- c) not exceed twenty-five (25) percent of the total floor area of the main building in which it is located;

26.2.2 SINGLE UNIT DWELLINGS

A single unit detached dwelling shall only be used as the residence of the owner or an employee of the owner engaged in the operation of the campground or trailer park and shall comply with the following:

- a) Maximum Height 10.5 m

26.2.3 SETBACK REQUIREMENTS

No structure(s) shall be placed or used closer than the 3:1 Stable Slope Allowance for the Lake Erie shoreline, and/or as determined by the Lower Thames Valley Conservation Authority. This setback requirement will be subject to specific recommendations as outlined in the Elgin County Shoreline Management Plan and a five (5) year review period of these structures will be required to be undertaken to ensure there has been no movement of the slope feature that would necessitate the removal / relocation of trailers / mobile units and their associated servicing.

26.3 SITE-SPECIFIC ZONES