

**Variance to Schedule “C-1”  
RESOLUTION  
Parcel Identifier #05109335  
(formerly PIDs 0608695 and 5072285)**

**WHEREAS** Vista Ridge Ltd. is the owner of certain Lands, located at Foster Road/Chignecto Drive and Shady Lane and identified by PID #05109335, in Alma, New Brunswick, (hereinafter called the "Property");

**AND WHEREAS** Vista Ridge Ltd., consolidated two properties identified as PID 0608695 (hereinafter referred to as the “Old Campground”) and PID 5072285 (hereinafter referred to as the “New Campground”) as shown in Schedule “C” into a single property identified as PID 05109335 as required under the terms and conditions set forth on April 2, 2015;

**AND WHEREAS** the topography and nature of the “Property” and surrounding lands, requires particular attention be paid to site drainage and public safety;

**AND WHEREAS** the Village of Alma rezoned the “Property” to ID - Integrated Development under By-law No. 93-4, a By-law to Amend By-law No. 93 Village of Alma Rural Plan By-law, passed on April 2, 2015 subject to the terms and conditions;

**AND WHEREAS** Vista Ridge Ltd. has applied to vary the Terms and Conditions approved by the Village of Alma Council on April 2, 2015;

**BE IT RESOLVED** that the Council of the Village of Alma, pursuant to Section 59.3 of the *Community Planning Act, 2017, c.19*, agrees to replace the terms and conditions approved April 2, 2015 with the following terms and conditions for the “Property”:

1. That for the purposes of this development, the following words are thus defined:

CAMPGROUND means an area of land, managed as a unit accommodating cabins and recreational vehicles, and where the accessory uses may include an administrative office, farmer's market, washrooms, showers, rain shelters, recreational facilities, and utility and grounds-keeping sheds. A mobile home is not a permitted use in a campground;

CABIN refers to a building located on a campground, intended exclusively for temporary overnight accommodation, that may be equipped with culinary or sanitary facilities;

RECREATIONAL VEHICLE (RV) means any vehicle, whether towed or driven, that is used for accommodation purposes and may include a kitchen, bedroom, and bathroom;

RECREATIONAL VEHICLE SITE means an area of land within a campground designated to accommodate one recreational vehicle.

2. That prior to operation of the “New Campground”:

- a) That a legal access appropriate for RVs be established;
- b) That site stability and drainage features incorporated into the site based on a Site Drainage Plan (C2-a) be prepared and certified by a Professional Engineer licensed to practice in New Brunswick.

3. That development of the Property shall be in substantial conformity with the Site Plan attached hereto as Schedule C2 (for “old campground”) and C2-a (for the “new campground”). More specifically, this means that:

- A campground containing a combination of Recreational Vehicle Sites and cabins is permitted to a maximum of 31 units;

- A maximum of five accessory buildings or structures are permitted: 1) one building that may be used as an office/store; 2) one building that may be used as a shelter/ washroom facility; and 3) up to three accessory structures used for electrical sheds, each of these electrical sheds being limited in size to 6 m<sup>2</sup>;
  - Safety features such as fencing and stop blocks shall be incorporated as per Schedule C2-a notes.
  - The access on the “New Campground” may be modified to meet engineering standards.
4. For the purpose of clarity, any cabin built or located to replace a Recreational Vehicle site, must be placed in substantial conformity with the Site Plan (Schedule C2 and/or C2-a), and shall have:
    - a maximum height of 6 m;
    - a maximum building footprint of 61.3 m<sup>2</sup>;
    - each cabin site must maintain a minimum width of 9m; and
    - a cabin replacing an RV site is considered a new structure and shall require a Building Permit.
  5. That deck platforms on RV sites shall be permitted to a maximum of 8.9 m<sup>2</sup> in area. Fixed overhangs shall not be permitted.
  6. That no fire pits shall be permitted on the “New Campground.” A communal fire pit is permitted on the “New Campground” and individual fire pits are permitted to continue on the “Old Campground.”
  7. That any lighting used to illuminate campground entrances and common areas shall be directed downward.
  8. That a campground noise policy shall be enforced by campground management. The Property is also subject to By-Law # 63(a) A By-Law Relating to the Prevention of Excessive Noises in the Village of Alma.

Moved by Councilor: \_\_\_\_\_; and

Seconded by Councilor: \_\_\_\_\_

This \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2018.