



# Regulations for Installing Park Models and/or Sunrooms

# **Rules and Regulations for Park Model Units**

## **PARK MODELS ONLY**

**BEFORE** any Park Model Unit may be brought into Swan Lake Rec. Resort the following Regulations **MUST BE** met. No construction, alterations or improvements to any RV site, including Park Models, sundecks, sunrooms, skirting, landings etc may be carried out by or on behalf of any Co-Owner without **PRIOR WRITTEN** permission from Council (i.e., submit a Site Plan Change Form)

A Site Plan form **MUST BE** completed and submitted for approval to Council **PRIOR TO** commencement of work. **(Please use Forms provided by Council)**

Information on Park Model must include

- Make
- Size
- Color
- Location on Lot showing the setbacks and propane tank placement (See attached Typical Lot Layout with **Setbacks**)
- Year: - if not new **must be** approved
- CSA Approval

## **PARK MODELS WITH SUNROOM ADDITIONS**

Information on Park Model and Sunroom must include

- Make
- Size
- Color
- Location on Lot showing the setbacks and propane tank placement (See attached Typical Lot Layout with **Setbacks**)
- Year: - if not new **must be** approved
- CSA Approval
- Building plan for sunroom (Note as per NORD – Covered decks and sunrooms shall not be enclosed by walls higher than three (3) feet above floor level and shall not be heated or provided with electrical wiring services. Windows no more than one (1) foot from header from ceiling and no more than one (1) foot between each window.
- Completed permit application form for NORD including sunroom building plan

When council receives the above information and approval is granted a letter to NORD (see attached example) will be provided to be included in the application for your permit. The Council will keep a copy of the submission in the Co-Owners file **and** the Co-Owner must apply to the Council for final inspection by the Council.

### **General Information**

- **PARK MODEL RECREATION UNIT:** means a recreation vehicle designed as living quarters for seasonal recreational accommodation, which can be replaced on occasion, and must be connected to those utilities necessary for the operation of installed fixtures and appliances, and has a gross floor area, including lofts, not exceeding 538.2 sq ft when in setup mode.
- Park Models must conform to Regional District of the North Okanagan C5 Zone Bylaw #725, 1986 replaced by 1888, 2003. (CSA Z 240, Z 241 Park Models).
- Park Models are not to exceed 4.57 metres (15 feet) overall height from the concrete pad.
- Slide-outs and/or bump outs must be set back 18 inches minimum from the property line .
- Any landing constructed at any doorway is not to exceed 4'x 6' (24 sq. ft.).
- From the property line – The offside of the building shall be located no less than 18 inches including a 6-inch allowance for the installation of eaves troughing. For example: See “A” if the overhang of the eave is 9 inches, total setback would be 9 plus 6 plus 3 for 18 inches minimum.
- No Propane Tanks under windows and must have a 3' set back from road
- Please See Typical Lot Layout with **Setbacks**



October 7, 2009

Regional District of North Okanagan  
9848 Aberdeen Road  
Coldstream, BC  
V1B 2k9

Attention: Pat Luscombe  
Chief Building Inspector

Dear Sir:

This letter is to advise that the Co-owners representatives have reviewed the planned and /or completed construction as per the attached Building Permit Application for \_\_\_\_\_, Site # \_\_\_ 8000 Highland Rd, Vernon, BC and have found it is in compliance.

We trust you will find this notice satisfactory. Please do not hesitate to contact us if any clarification is required.

Yours truly,

\_\_\_\_\_, Council for  
Swan Lake Recreation Resort  
Co-owners Association

Attachment

Copy to: Site # \_\_\_\_\_

Site Plan Form for Park Model and/or Sunroom

Date: \_\_\_\_\_

To: Swan Lake Recreation Resort Home Owners Association

From: \_\_\_\_\_

Site #: \_\_\_\_\_

I request permission to:

Note: The above request must include details

1. accurate & specific measurements on an updates site plan
2. colors
3. material type
4. expected start date and completion date
5. contractors name and phone number if applicable

For Management / Council use below this line

Notes:

Subject to obtaining appropriate permits

Approved by: \_\_\_\_\_

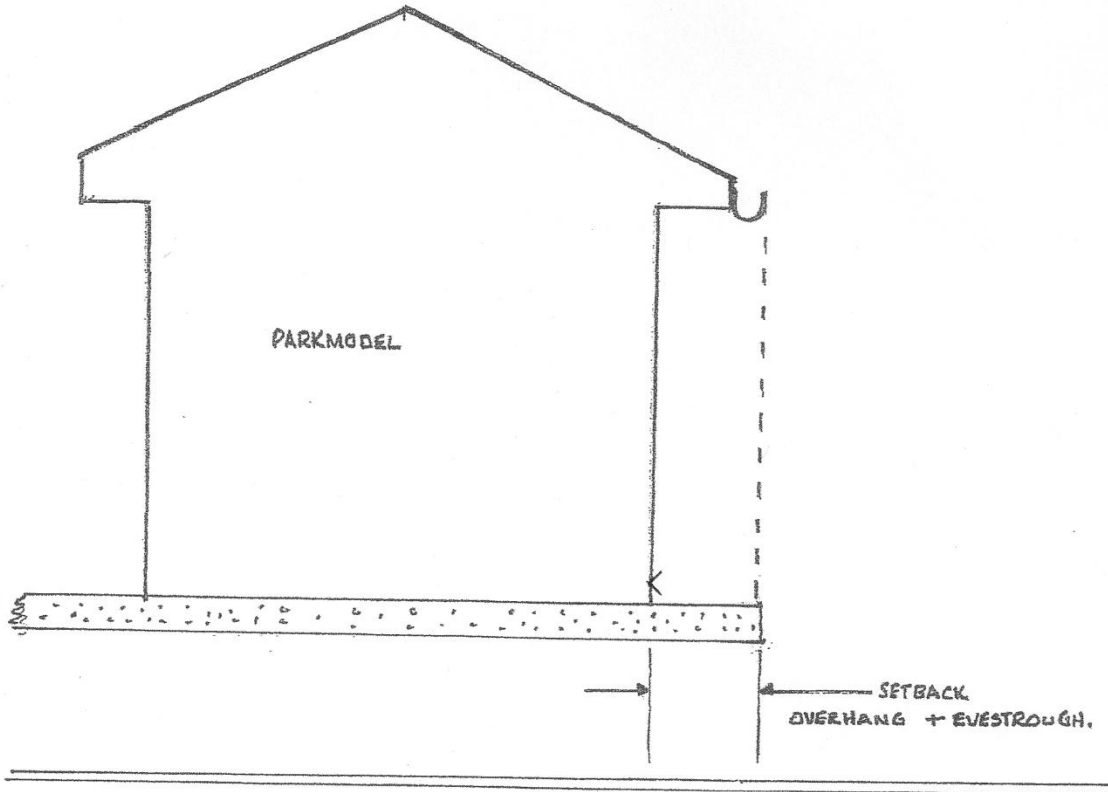
\_\_\_\_\_

Date: \_\_\_\_\_

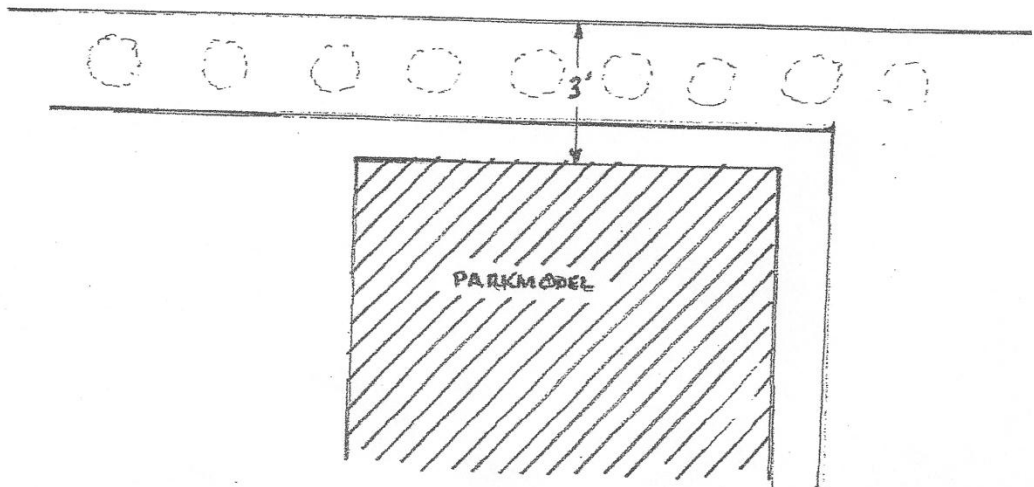
SETBACK EXAMPLES

①

E6

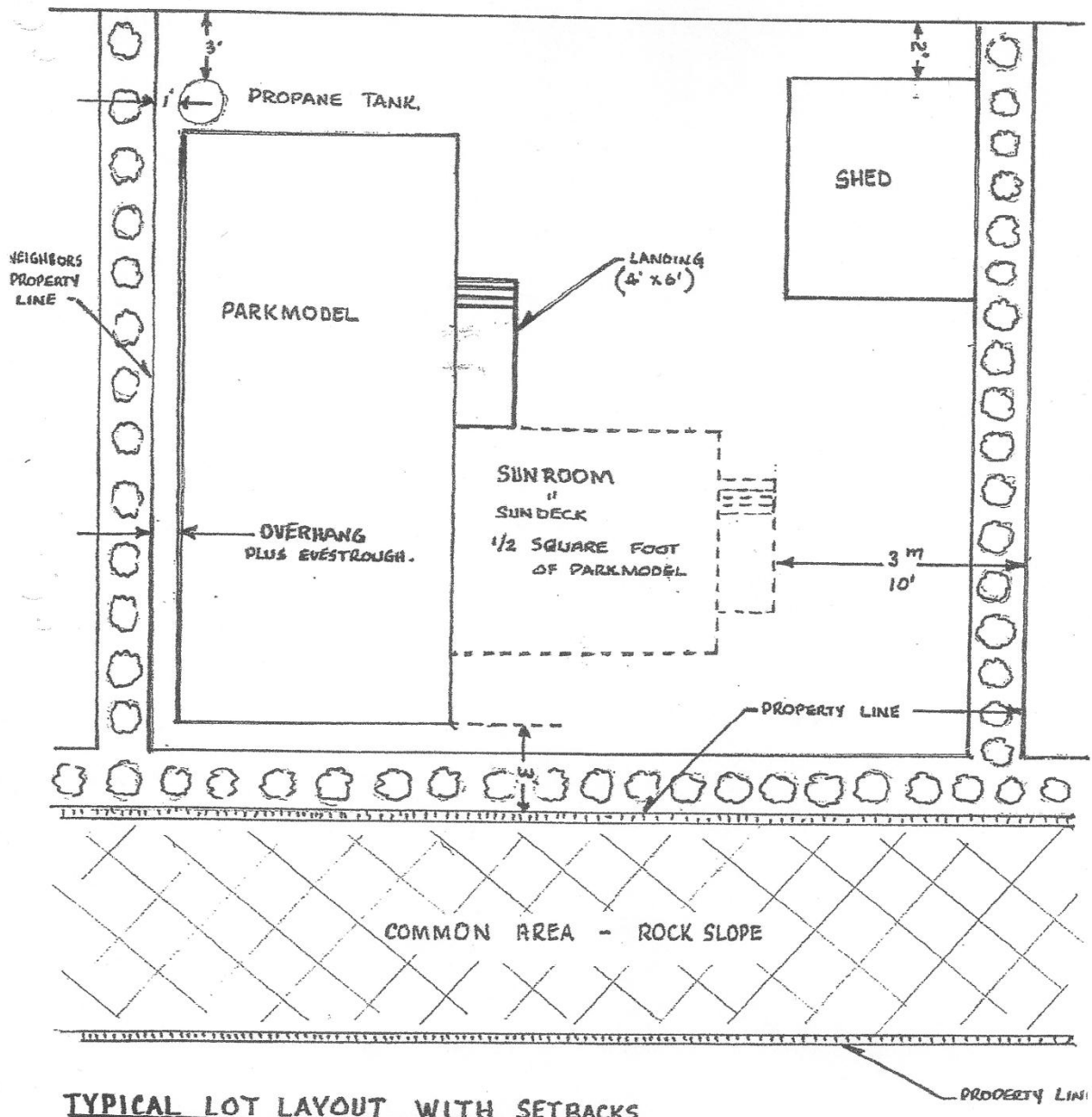


E4 (d)



ROADWAY

2



TYPICAL LOT LAYOUT WITH SETBACKS