

Memo



To: Committee of the Whole
From: **Bylaw Services**
Date: 2023-04-17
Subject: Recreational Vehicle Bylaw Amendments

Purpose

At present, the only zone that allows the use of a Recreational Vehicle (RV) is Tourist Commercial (for campgrounds). Outside of the Tourist Commercial zone, the only area within the City that allows this use currently would be the municipal campground in City Park.

At this time, the Committee of the Whole (COTW) should review the proposed bylaw amendments to the *Traffic Regulation Bylaw No. 1956* and *Zoning Bylaw No. 2039*. The intent of the Traffic Regulation amendment is to update and add additional language, while the intent of the Zoning Bylaw amendment is to ensure that the use of RV's is clearly defined.

Background

At the COTW meeting of February 13, 2023, staff presented options for how the Traffic Regulation Bylaw and the Zoning Bylaw could be amended to address the occupancy of recreational vehicles on public streets and on private property. Based on the COTW's direction, staff are now providing the applicable bylaw amendments for review.

Traffic Regulation Bylaw No. 1956

The attached bylaw amendment addresses the use of recreational vehicle on public streets as follows:

- Section 4.01 (y) is amended for simple housekeeping to avoid duplication of referencing "vehicle" and otherwise remains the same; and
- Section 4.01 (z) is amended to establish the following:
 - o the reference to "overnight" is changed to a time frame of 9pm to 6am for RV's, campers and commercial vehicles, other than RV's when exempted. A time frame is recommended to enable more effective monitoring when needed and 9pm to 6am is a common time frame of other local government parking regulations;
 - o RV's will be allowed to park overnight on the boulevard adjacent to residential property that they own or are a guest of;
 - o parking will be limited to 7 days with a potential 1-time extension within a 30 day period if there have been no complaints;
 - o there will be restrictions on slides, awnings and other equipment that may interfere with sidewalks or the travelled portion of a road;
 - o there will be restrictions to time frames that generators may be used; and
 - o the use of the RV cannot be for any business purpose.

The changes proposed to the Traffic Regulation Bylaw will maintain the current restrictions for parking recreational vehicles, campers, commercial vehicles and trailers overnight within the city with the exception of allowing limited use in residential areas by homeowners and guests thereof.

Zoning Bylaw No. 2039

The attached bylaw amendment addresses the use of recreational vehicles on private property as follows:

- Section 7.3 will clarify that when a use is not specifically listed as a permitted use, it cannot otherwise be interpreted as allowed in a type of zoning;
- Section 7.4 will establish specific prohibited uses within the bylaw and which can be added to over time as Council identifies uses that should be prohibited in all or most Zoning. In this case, the following uses will be specifically prohibited:
 - o use of a tent or recreational vehicle as a dwelling unit (long term occupancy); or
 - o use of a tent or recreational vehicle for temporary habitation, with exceptions allowed as:
 - authorized municipal campgrounds; or
 - campgrounds in TC (Tourist Commercial) Zones; or
 - camping within a Fire Suppression Base in an AP (Airport Industrial) Zone; or
 - on residentially zoned property where there is an established permitted use of a dwelling unit on the property; and then only:
 - for up to 7 days within a 30 day period, with an additional 7 day option in the absence of any complaints about the tent, recreational vehicle, or associated activity; and
 - the recreational vehicle cannot be connected to any residential or other waste or drainage system tied to City's infrastructure; and
 - the tent or recreational vehicle cannot be used for any business purpose.

As Council may recall, any use outside of these exemptions would require a Temporary Use Permit authorized by Council.

The changes proposed to the Zoning Bylaw will enable temporary, time limited use of recreational vehicles and tents by homeowners and guests upon private property where there is an established residence, where currently the use is not allowed at all.

Summary

The aforementioned changes to both bylaws will enable staff to address various situations where recreational vehicles are occupied within the City, whether on public or private lands. The bylaw amendments are also intended to afford reasonable solutions to accommodate resident needs for use of RV's as well. The exemptions provided in both bylaws afford similar limits on duration of temporary use and both remain subject to absence of complaints for accountability to minimize disturbances to other properties and persons in the vicinity.

The Amendment Bylaws are scheduled to be presented for first three readings at the Regular Meeting on May 8, 2023.

Attachments

1. Draft – Traffic Regulation Amendment Bylaw No. 1956-A1.
2. Draft – Consolidated Traffic Regulation Bylaw No 1956.- changes highlighted in yellow
3. Draft – Zoning Amendment Bylaw No. 2039-A30
4. Draft – Consolidated Zoning Bylaw No. 2039 – changes highlighted in yellow

Options

1. The COTW may direct Staff to make additional changes to the proposed bylaw amendments before presenting them for first three readings on May 8, 2023.
2. The COTW could recommend to Council not to implement these Amendment Bylaws.