

---

## **RECREATION VEHICLE ON COMMERCIAL SITES**

---

### **CURRENT ZONING BYLAW PROVISION**

The current Zoning Bylaw Permits a maximum of two (2) recreational vehicles (RVs) on a residential site under specific conditions but does not permit recreational vehicles to be used on commercial sites for accommodation purposes. As a result, commercial businesses currently have limited flexibility to provide temporary seasonal accommodation for employees on-site.

### **PROPOSED NEW BYLAW PROVISION**

#### **5.1 RECREATIONAL VEHICLES ON COMMERCIAL SITES**

5.1.1 A maximum of two Recreational Vehicle (RV) may be permitted as a temporary accessory dwelling unit on a commercial site, subject to the following conditions:

- (1) The RV may only be seasonally occupied by employees of the established principal commercial use located on the same site.
- (2) Seasonal occupancy shall be limited to May 1 to October 31 unless otherwise approved by Council or

the Development Officer.

- (3) A maximum of two persons per RV is permitted unless otherwise approved by the Development Officer.
  - (4) Commercial use or rental of the RV is prohibited.
  - (5) Where the RV is equipped with washroom or kitchen facilities, it must be equipped with a self-contained septic holding tank or be capable of connecting to the approved septic system of the principal dwelling, subject to applicable health and safety standards.
  - (6) The RV shall be located in the rear yard or side yard only and outside of required parking areas.
  - (7) The RV must be placed entirely within the boundaries of the commercial site and must not encroach on municipal rights-of-way, easements, or adjacent properties.
  - (8) The RV must be located in a manner that does not obstruct sightlines, access routes, or emergency services.
  - (9) No permanent or semi-permanent features (decks, porches, enclosed structures, skirting) shall be added to the RV.
- The RV must be maintained in good condition and not exhibit signs of disrepair or abandonment.

---

## **WHAT WOULD CHANGE?**

Under the proposed amendment Commercial sites would be permitted to accommodate up to two seasonal employee RVs. Businesses would gain additional flexibility to support seasonal staffing needs. RV accommodation would be regulated to ensure compatibility with surrounding properties and commercial operations.

Clear standards would govern occupancy, servicing, placement, maintenance and appearance of RVs on commercial properties.

The amendment would not permit RV parks or commercial RV rental operations on standard commercial sites.

---

## **IMPLICATIONS OF THE CHANGE**

Many businesses within seasonal communities experience difficulty attracting and housing seasonal staff during peak operating periods. The proposed amendment is intended to provide businesses with a practical and flexible option to accommodate employees directly on commercial sites where appropriate.

Allowing limited seasonal RV accommodation may support local businesses and tourism operations, improve the ability of employers to recruit seasonal workers, reduce pressure on local housing supply during

peak seasons and provide a temporary and affordable accommodation option for employees. At the same time, the proposed regulations are intended to ensure RV accommodation remain temporary in nature, clearly accessory to the principal commercial use and compatible with neighbouring properties and the surrounding community.

Restrictions on occupancy, location, servicing, appearance, and prohibited permanent structures are intended to minimize visual and operational impacts while maintaining orderly commercial site development.

---

## **PLACE A DOT**

- Green (Agree) 5
- Yellow (Unsure)
- Red (Disagree)