



PUBLIC ENGAGEMENT

ZONING BYLAW 05-2026 REVIEW

RECREATION VEHICLE PARKS

CURRENT ZONING BYLAW PROVISION

The current Zoning Bylaw does not include sufficient criteria or measurable standards for:

- The development of new Recreational Vehicle (RV) Parks; or
- The expansion of existing RV Parks or RV sites.

In response to concerns regarding the growth of RV sites within the community, Council passed a resolution in 2018 establishing a moratorium on additional RV sites until further policy direction could be developed. RV site fees were established ensuring the cost of municipal services are shared.

While the resolution provided interim direction to Council, land use regulations are more appropriately addressed directly within the Zoning Bylaw to provide transparency, consistency, and predictability for future decision-making.

PROPOSED NEW BYLAW PROVISION

5.1 RECREATIONAL VEHICLE PARKS

5.1.1 All Recreational Vehicle (RV) Parks shall be subject to a separate licensing bylaw.

5.1.2 Council will only consider an application to establish a new RV Park, or to expand an existing RV Park, where the municipality-wide ratio of permanent dwelling lots to RV lots exceeds 2.75:1.

5.1.3 For Section 5.12.2, the ratio shall be calculated using the total number of permanent dwelling lots and the total number of approved RV lots within the Resort Village, as determined by the Resort Village at the time the application is considered.

5.1.4 Where the ratio in Section 5.12.2 is not met, Council may refuse the application or defer consideration until the threshold is met.

WHAT WOULD CHANGE?

Under the proposed amendment:

- The Zoning Bylaw would formally establish criteria for evaluating new RV Parks and expansions to existing RV developments;
- Future Council decisions would be guided by a measurable and transparent formula rather than relying solely on policy resolutions;
- New RV development would only be considered when the community-wide ratio of residential lots to RV lots remains above the established threshold;
- RV Parks would continue to be regulated through a separate licensing bylaw addressing operational requirements.

IMPLICATIONS OF THE CHANGE

The proposed amendment is intended to incorporate the intent of Council's 2018 moratorium resolution directly into the Zoning Bylaw through clear, measurable land use regulations.

The proposed provisions are intended to:

- Support balanced community growth;
- Protect the long-term availability of permanent residential development;
- Ensure RV development occurs at a sustainable pace;
- Provide consistency and transparency in future Council decisions; and
- Better align long-term planning decisions with community infrastructure capacity and municipal objectives.

By incorporating objective criteria into the Zoning Bylaw, future decisions regarding RV Parks and RV site expansion can be evaluated using a consistent framework that is understandable to property owners, developers, and residents alike.

Residential Dwelling Lots ÷ Approved RV Lots = Greater than 2.75 : 1

This means the community must maintain a significantly larger number of residential lots compared to RV lots before additional RV development could proceed. RV site development would continue to require discretionary approval of Council.

PLACE A DOT

- Green (Agree) 2
- Yellow (Unsure)
- Red (Disagree) 3