



Accommodation in Recreational Vehicles *Zoning Regulations*

2021-APR-26

City of Nanaimo Governance and Priorities Committee

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Temporary Accommodation in RVs

1. Allowed during construction of a single dwelling with an active building permit; no renting or letting of RVs (6.7.7).
2. Allowed for non-paying guests of the owner or occupant of a single dwelling on the lot (maximum 42 days in a calendar year); no renting or letting of RVs (6.7.8).



Temporary Accommodation in Campgrounds

- Allowed in a *campground* on properties zoned Agricultural Rural Residential (AR1) up to 90 days in a calendar year (8.2.1).

CAMPGROUND - means a site intended for the temporary accommodation of travellers for vacation or recreational purposes in recreational vehicles or tents which are not occupied as principal residences and *excludes a mobile home or recreational vehicle park*, but may include one or more of the following as accessory uses limited to the occupants of the campground, laundry facility, washroom, and shower facilities, convenience store, restaurant, office and recreational facilities.

Temporary or Permanent Accommodation in Recreational Vehicle Parks

- Allowed in a *recreational vehicle park* on properties zoned Recreational Vehicle Park (R11):

RECREATIONAL VEHICLE PARK - means a site intended for the **temporary or permanent** accommodation of persons in *recreational vehicles* or *park model trailers*, and excludes a mobile home park or campground, but may include an accessory laundry facility, washroom and shower facility, convenience store, office, storage area, and recreational facilities provided such uses are limited to the occupants of the recreational vehicle park.



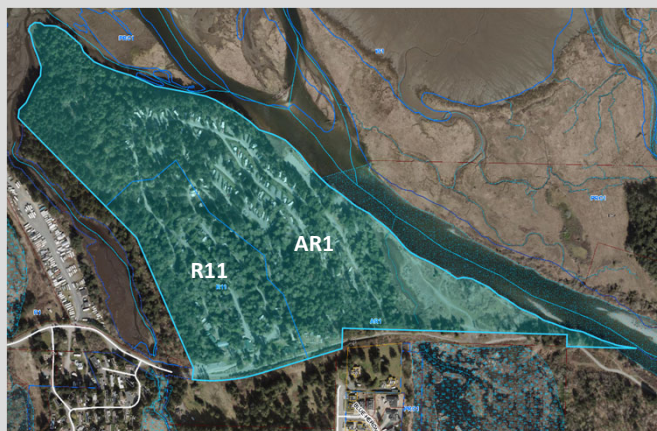
Temporary or Permanent Accommodation in Recreational Vehicle Parks

RECREATIONAL VEHICLE - means any camper, travel trailer, fifth wheel or motor home with a maximum width of 2.6m in transit mode which can be used to provide sleeping accommodation and which is capable of being licensed for highway use pursuant to the Motor Vehicle Act or any subsequent Act or Acts which may be enacted in substitution therefore.

PARK MODEL TRAILER - means a recreational unit that conforms to the CAN/CSA Z-241 series of standards for park model trailers at the time of manufacture, with a width greater than 2.6m in transit mode and a maximum gross floor area of 50m² when in the setup mode.



Existing Recreational Vehicle Parks within the City



Living Forest Campground, 6 Maki Road

Existing Recreational Vehicle Parks within the city



Resort on the Lake
1142 Woss Lake Drive



Westwood Lake RV
380 Westwood Road

Permanent Accommodation in RVs

- Not permitted outside Recreational Vehicle Park zone (R11).
- Challenges:
 - RVs designed for recreational use; don't meet the same health and safety standards, site servicing requirements as dwelling units.
 - RVs are not permitted to connect to City services; they can't provide required pressure to maintain servicing flows. RV Parks are designed to accommodate RV sewer and water hookup.
- Other considerations:
 - Fire protection, neighbourhood impacts, etc.



Affordable Housing Strategy

- AHS recommended action (2.3.d) to explore ways to incentivize smaller units and diversify housing:

2.3.d. Consider approaches to allow accommodation in recreational vehicles in mobile home parks and possibly in other residential areas.