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**Date** January 26, 2021 **Report No.** 2021-66

**To** Mayor and Members of City Council

**From** Paul Moore, General Manager  
Community Development

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## 1.0 Type of Report

Consent Item [ ]  
Item For Consideration [x]

## 2.0 Topic Amendments to the City of Brantford Zoning By-law 160-90 and County of Brant Zoning By-law 61-16 (annexed lands), respecting a “Temporary Use By-law to Permit the Use of Recreational Vehicles” – PZ-09-2020 – City Wide [Financial Impact – None]

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## 3.0 Recommendation

- A. THAT Zoning By-law Amendment Application PZ-09-20 initiated by the Corporation of the City of Brantford to amend the City of Brantford Zoning By-law 160-90 to permit the use of motor homes and travel trailers (recreational vehicles) for temporary occupancy during the Covid-19 pandemic, BE APPROVED in accordance with the applicable provisions as noted in Section 9.3 of Report 2021-66;
- B. THAT Zoning By-law Amendment Application PZ-09-20 initiated by the Corporation of the City of Brantford to amend the County of Brant Zoning By-law 61-16, for the annexed lands, to permit the use of motor homes and travel trailers (recreational vehicles) for temporary occupancy during the Covid-19 pandemic, BE APPROVED in accordance with the applicable provisions as noted in Section 9.3 of Report 2021-66;

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- C. THAT Zoning By-law Amendment Application PZ-09-20 to permit the use of motor homes and travel trailers (recreational vehicles) for temporary occupancy, BE APPROVED with a time frame for the Temporary Use By-law not to exceed 3 years from the date of adoption and that it shall not be rescinded before the Declaration of Emergency expires or has been terminated;
  - D. THAT Staff BE DIRECTED to prepare a By-law to Council to rescind the Temporary Use By-law three (3) months after the expiration or termination of the Declaration of Emergency; and,
  - E. THAT Pursuant to Section 34(18) of the *Planning Act*, R.S.O. 1990, c.P.13. the following statement SHALL BE INCLUDED in the Notice of Decision:

*“Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 8.2 of Report 2021-66.”*

## 4.0 Executive Summary

This City-initiated Zoning By-law amendment is to allow for the temporary use of motor homes and travel trailers (recreational vehicles) for occupancy in the City of Brantford due to the COVID-19 pandemic. As directed by Council, a Temporary Use By-law under Section 39 of the *Planning Act* has been prepared for a maximum of three (3) years, and could potentially be extended beyond the Declaration of Emergency, but shall not be rescinded before the Declaration of Emergency expires or has been terminated. The temporary use could be further extended by Council for an additional 3 years, if required. In the event that the Declaration of Emergency expires or is terminated, Staff recommends Clause D in Section 3.0 of this Report, which would direct Staff to bring a by-law to Council to rescind the Temporary Use By-law after a 3 month grace period. The proposal is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe and the City of Brantford and County of Brant Official Plans, and can be supported by Staff.

## 5.0 Purpose

This Report is being brought directly to Council in response to a decision of Council dated April 28, 2020. The purpose of this Report is to establish temporary zoning provisions to permit the use of recreational vehicles such as motor homes and travel trailers for temporary occupancy in order to provide an alternative form of accommodation during the COVID-19 pandemic for front-line

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workers, individuals that may have tested positive for COVID-19 or for individuals that need a location to quarantine away from others in the household.

## 6.0 Background

Due to the impacts experienced by the COVID-19 pandemic, front-line workers such as health care professionals, food services workers, truck drivers, grocery clerks, etc., have been declared as essential workers; which potentially increases their risk and exposure to the COVID-19 virus. Front-line workers may wish to limit their exposure to persons in their households and/or to ensure proper separation from members of their household in the event that they are infected by the COVID-19 virus. Additionally, other residents of Brantford may also be impacted as they may not have access to a dedicated location to quarantine in the event that they are infected with COVID-19, or need to self-isolate due to potential exposure to COVID-19. In response to this, Council approved the following decision relating to a Temporary Use By-law for recreational vehicles at the April 28, 2020 Council Meeting, which was further amended by Council on November 24, 2020:

- A. *That Planning Staff BE DIRECTED to prepare a report, which shall proceed directly to Council, regarding the application of a Temporary Use By-law pursuant to Section 39 of the Planning Act, to address Section 6.18.8 of the City of Brantford Zoning By-law 160-90 and Section 5.14 of the County of Brant Zoning By-law 61-16, to permit the use of motor homes and travel trailers (recreational vehicles) for temporary occupancy for a period of time, potentially extending beyond the Declaration of Emergency, as recommended by Planning Staff but not before the Declaration of Emergency expires or has been terminated.*
- B. *That Staff BE DIRECTED to limit their investigations and enforcement of complaints regarding Section 6.18.8 of Zoning By-law 160-90 and Section 5.14 of Zoning By-law 61-16 to those matters that are related to health and safety, and all other enforcement of the aforementioned provisions relating to the parking and use of recreational vehicles in residential zones in the City of Brantford BE SUSPENDED until such time as Council has had the opportunity to review the Temporary Use By-law referenced in clause 1, above;*
- C. *THAT, without limiting clause A above, Staff BE DIRECTED to include in the draft Temporary Use By-law all of the following requirements:*
  - i. *travel trailers and motor homes only be permitted in driveways and on residential property only; and*

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- ii. *that a minimum of a one (m) metre set back from city sidewalks, or (where there is no sidewalk) from the curb or road edge to preserve sight lines; and*
  - iii. *that corner lots be deemed ineligible for the use or storage of motor homes and travel trailers to preserve sight lines; and*
  - iv. *that proof be provided as required to By-law Enforcement Officers that appropriate sewage disposal methods were followed with regard to raw human waste in a manner which holds the City of Brantford harmless in the unlikely event of a spill; and*
  - v. *that the City of Brantford communicates with the GRCA, as well as downstream communities, to satisfy any concerns about source water quality enforcement; and*
  - vi. *that the use of generators on residential properties be prohibited; and*

*D. THAT, the suspension of enforcement set out in clause B shall BE EFFECTIVE only in the following circumstances:*

- i. *where the requirements set out in clause C are met;*
- ii. *and where the owner or tenant of the residential property has registered the motor home or travel trailer, as the case may be, with the City Clerk's Department within seven (7) days following the commencement of the use of the motor home or travel trailer, which registration shall include the name, address, and contact information of the property owner as well as proof of employment of the essential worker occupying the travel trailer or motor home, or proof of the necessity to use the travel trailer or motor home for quarantine purposes;*

For Committee's information, at the November 24, 2020 City Council Meeting, Council amended Clause A above by striking the words "*until the Declaration of Emergency of the Head of Council for The Corporation of the City of Brantford expires or is otherwise terminated*" and inserted the words "*for a period of time, potentially extending beyond the Declaration of Emergency, as recommended by Planning Staff but not before the Declaration of Emergency expires or has been terminated*". Item B.ii in Clause B above was also deleted.

As noted in Clause B and D above, Council has passed a motion to temporarily limit enforcement of complaints that the City's by-law enforcement officers receive pending that individuals register with the City's Clerks Department and provide proof of employment of the essential worker occupying the motor home or travel trailer, or proof of the necessity to use the motor home or travel trailer

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for quarantine purposes. The registry will continue while the Temporary Use by-law is in effect. At the time of writing this Report, the City currently has six active individuals/properties on the registry. The suspension of by-law enforcement complaints is also pending the adoption of a Temporary Use By-law. Once a Temporary Use By-law is in effect, the City's by-law enforcement officers will commence enforcement of any complaints received.

To address the direction as set out by Council with respect to a Temporary Use By-law, Planning Staff have prepared temporary Zoning provisions (Temporary Use By-law) to permit the use and occupancy of recreational vehicles in response to the impacts faced by residents during the COVID-19 pandemic.

## **7.0 Corporate Policy Context**

While the 2020-2021 Council Priorities as identified in Report 2020-462 do not specifically speak to the matters discussed in this Report, the proposed Temporary Use By-law will temporarily permit the use and storage of recreational vehicles for front-line/essential workers or individuals directly impacted by COVID-19 in the City of Brantford, and will provide accommodation for these individuals on a temporary basis.

### **7.1 Planning Act, R.S.O. 1990**

Pursuant to Section 39 of the *Planning Act*, the Council of a local municipality may pass a Temporary Use By-law to authorize the temporary use of land, buildings or structures for any purpose that is otherwise prohibited in the zoning by-law. *The Planning Act* allows for the passing of a Temporary Use By-law for a maximum of 3 years from the day of the passing of the By-law. The temporary use could be further extended by Council for an additional 3 years, if required.

The direction set out by Council as outlined in Section 6.0 of this Report is to permit the Temporary Use By-law until the Declaration of Emergency expires or is otherwise terminated, however this is not an option under the *Planning Act*. To address this, Planning Staff recommend that the Temporary Use By-law be effective for the maximum allowable timeframe prescribed under the *Act*, which is 3 years. In the event that the declaration of emergency is still in place once 3 years has lapsed, the Temporary Use By-law can be extended under the *Act* for an additional 3 years if needed.

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As mentioned earlier in this Report at the November 24, 2020 City Council Meeting, Council amended their decision and directed that the Temporary Use By-law extend for a period of time, potentially extending beyond the Declaration of Emergency, as recommended by Planning Staff but not before the Declaration of Emergency expires or has been terminated. In the event that the Declaration of Emergency ends before 3 years have lapsed, the Temporary Use By-law should be rescinded, but provide some additional time for residents to relocate their travel trailer or recreational vehicles and comply with all applicable by-law requirements. To address this, Planning Staff recommend that a grace period of 3 months be provided if the Declaration of Emergency expires or is terminated prior to the 3 year Temporary Use By-law expiring and that the by-law is rescinded at that time. This recommendation addresses the direction set out by Council on November 24, 2020 and has been included as recommendation D in Section 3.0 of this Report.

## **7.2 Provincial Policy Statement (2020)**

Planning Staff have reviewed the direction from Council with respect to a Temporary Use By-law in the context of the Provincial Policy Statement. Planning Staff is of the opinion that the proposed Temporary Use By-law is consistent with the Provincial Policy Statement (PPS). The proposed Temporary Use By-law will allow for the temporary occupancy of motor homes and travel trailers (recreational vehicles) during the COVID-19 pandemic and will provide an alternative housing option for those directly impacted by COVID-19 on a temporary basis.

## **7.3 A Place to Grow – Growth Plan for the Greater Golden Horseshoe (August 2020)**

Planning Staff have reviewed the direction from Council with respect to a Temporary Use By-law in the context of the Growth Plan for the Greater Golden Horseshoe (Growth Plan). The vision for the Growth Plan is grounded in principles that provide the basis for guiding decisions on how land is developed, resources are managed and public dollars are invested. The proposed Temporary Use By-law will provide an alternative housing option for those directly impacted by COVID-19 on a temporary basis. Planning Staff is of the opinion that the proposed Temporary Use By-law is in conformity with the Growth Plan.

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## 8.0 Input From Other Sources

### 8.1 Technical Liaison Response

In preparation of the Temporary Use By-law as outlined in this Report, Staff consulted with various departments including the Public Works Commission, Legal and Real Estate Services, the Clerks Department, the Fire Department and the Building Department (refer to **Appendix A**). No significant comments or concerns were raised with this proposal. Any applicable comments have been incorporated in the recommendations outlined in Section 9.3 of this Report.

### 8.2 Public Response

A notice of the statutory public meeting was published in the Civic News and on the City's website. The notice was also provided to the Mayor, members of Council and was mailed to all known properties that are on the City's registry of recreational vehicles. The City currently has a registry of 6 properties that are utilizing recreational vehicles as an alternative form of accommodation during the COVID-19 pandemic. At the time of writing this Report, no comments have been received.

### 8.3 Grand River Notification Area Input

Notice was issued to representatives of the Six Nations of the Grand River and the Mississaugas of the New Credit First Nation, with no response received to date.

## 9.0 Analysis

### 9.1 City of Brantford Official Plan

The City of Brantford Official Plan provides goals and objectives which form a framework for the policies and schedules of the Official Plan. Official Plans must be consistent with Provincial Policies. Section 18.7 of the Official Plan relates to Temporary Use By-laws. In considering a Temporary Use By-law, Council shall be satisfied that the policies of Section 18.7.5 have been met:

1. *the proposed development or redevelopment is consistent with the temporary nature of the use;*

- 2. the proposed use is compatible with adjacent uses and, where necessary, buffering is provided to ensure visual separation and compatibility between uses;*
- 3. the size of the lot and/or building is appropriate for the proposed use; and,*
- 4. adequate services are available.*

The proposed temporary use of recreation vehicles such as motor homes and travel trailers for temporary accommodation is consistent with the temporary nature of this use as these vehicles are mobile and can be easily moved. The proposed temporary use will need to be situated on a lot that can accommodate these vehicles, and will not require any changes to the existing servicing of the principle use. The proposed temporary zoning regulations will also ensure that the vehicles are setback from the roadways and be prohibited on corner lots to preserve sight lines.

Based on the foregoing, Planning Staff are of the opinion that the proposed Temporary Use By-law conforms to the City's Official Plan.

## **9.2 County of Brant Official Plan**

The County of Brant Official Plan continues to apply to lands which were annexed to the City in 2017 until such time as a new Official Plan for the entire City has been adopted and is in effect. Similarly to the policies in the City of Brantford Official Plan, the County of Brant Official Plan contains policies regarding the establishment of a temporary use. With respect to the passing of a Temporary Use By-law in areas of the City that are under the policies of the County Official Plan, Council shall be satisfied that:

- 1. The proposed use is temporary, and shall not create detrimental impacts on the surrounding area. Any temporary use permitted shall comply with the General Development Policies contained in Section 2.7 of this Plan.*
- 2. A By-law authorizing a temporary use shall define the area to which the Temporary Use By-law applies and the period for which it shall be in effect, not to exceed three years from the date of passing of the By-law (with the exception of by-laws authorizing Garden Suites). The three year time period may, by By-law, be extended for a maximum additional three year term. The temporary use shall not become a legal non-conforming use at the date of expiry of the By-law.*



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3. *The type of uses envisaged by the County when passing a Temporary Use By-law include, but not limited to, parking lots, fairs, special events, ploughing match, or the temporary use of a mobile home as a dwelling unit.*
  4. *the proposed use shall be of a temporary nature, and shall not entail major construction or investment on the part of the owner so that the owner shall not experience undue hardship in reverting to the original uses upon the termination of temporary use provisions;*
  5. *the compatibility of the proposed use with the surrounding land uses and character of the surrounding area;*
  6. *the proposed use shall be properly serviced and not require the extension or expansion of existing County services;*
  7. *the proposed use shall not create any traffic problems within the surrounding area, or adversely affect the volume and/or type of traffic commonly found on the areas roads;*
  8. *parking facilities shall be provided entirely on-site; and*
  9. *the proposed use shall generally be beneficial to the surrounding community.*

The proposed temporary zoning for motor homes and travel trailers is temporary in nature, is intended to provide an alternative accommodation on a temporary basis, will not require any construction or improvement to local infrastructure, and will not create any negative impacts. The proposed temporary zoning will not create any traffic impacts, will still maintain parking on-site and is beneficial to the City while minimizing the spread of COVID-19 within the community.

Based on the above, the proposal would have no adverse impact on neighbouring lands and is compatible with adjacent uses. Staff is satisfied that the proposed Temporary Use By-law conforms to the County of Brant Official Plan.

### **9.3 Proposed Temporary Use By-law Provisions**

In accordance with Council's direction as set out in Section 5.0 of this Report, Planning Staff have prepared a Temporary Use By-law to allow for the temporary use of motor homes and travel trailers in the minimum

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required yard of residential properties for use by essential service workers or for any individual who may have to quarantine as a result of COVID-19. The recommended provisions for both by-laws are discussed in more detail below.

### **9.3.1 City of Brantford Zoning By-law 160-90**

Section 6.18.8 of The City of Brantford's Zoning By-law 160-90 currently permits the storage of vehicles such as motor homes, travel trailers, snowmobiles, boats, etc., in the rear and side yards of residential properties (refer to **Appendix B**). The same by-law also permits the storage of these vehicles in the front yard of a residential property for a 72 hour period, and that habitation in these vehicles for not more than 14 days in each calendar month (parked in the rear or side yard only). To facilitate Council's direction, Section 6.18.8 of Zoning By-law 160-90 must be amended to permit the use of recreational vehicles, specifically motor homes and travel trailers to be utilized on a temporary basis by certain individuals that are impacted by COVID-19. As such, the Planning Staff are recommending the following provisions:

*Notwithstanding Section 6.18.8 of the City of Brantford Zoning By-law 160-90, the outdoor storage or parking of a motor home or travel trailer in a RE, R1A, R1B, R1C, R1D, R2, R3, or RC Zone for temporary occupancy during the Covid-19 pandemic, shall be permitted in a minimum required yard subject to the following regulations:*

- 1. Motor homes and travel trailers shall only be permitted on a driveway.*
- 2. That motor homes and travel trailers shall maintain a minimum setback of 1.0 m from city sidewalks, or (where there is no sidewalk) from the curb or road edge to preserve sight lines.*
- 3. That the storage and use of motor homes and travel trailers shall not be permitted on corner lots to preserve sight lines.*
- 4. That the storage and disposal of sewage shall comply with all applicable Provincial and City Standards.*

5. *That the storage and use of motor homes and travel trailers shall comply with any applicable requirements of the Grand River Conservation Authority and shall be consulted with accordingly, where applicable.*
6. *That the use of generators for motor homes and travel trailers shall be prohibited.*

The proposed provisions noted above are consistent with the direction set out by Council. For consistency, identical regulations are proposed for the County of Brant Zoning By-law, which is discussed further below.

### **9.3.2 County of Brant Zoning By-law 61-16**

Similarly to the City of Brantford Zoning By-law, the proposed Temporary Use By-law will need to address the County of Brant Zoning By-law 61-16 in areas where the by-law applies to lands which were annexed by the City in 2017. Recreational Vehicles are specifically defined in this by-law and include vehicles such as: travel trailers, camper trailers, truck camper, tent trailer, motor homes, park model trailers, boats, snowmobiles and all-terrain vehicles but does not include a mobile home. The by-law also indicates that these types of vehicles shall not be used as a principal residence.

Section 5.14 of the County of Brant Zoning By-law 61-16 regulates the use of recreation vehicles. An excerpt of Section 5.14 of the County of Brant Zoning By-law 61-16 can be found in **Appendix C**. This section of the by-law establishes different regulations depending on the lot size. For lots greater than 4000 m<sup>2</sup>, they must be screened and cannot be parked in a required yard. For lots under 4000 m<sup>2</sup>, recreational vehicles are permitted to be parked in driveways from May 1 to October 31 each year provided that they do not impact visibility of vehicles or pedestrians, are setback 1.5 m from the street lot line, are not greater than 2.5 m in height, and are not parked in any required yard. Section 5.14 also states that recreational vehicles must not be used as a dwelling unit or for residential purposes. There are slight differences between both the County's and City's zoning regulations. For consistency and to implement the direction as set out by Council, the Temporary Use By-law will apply to all lands

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zoned for residential uses, however there are residential properties which may be located in agricultural zones. In that regard, Planning Staff recommend that the Temporary Use By-law to the County Zoning By-law applies to motor homes and travel trailers as follows:

*Notwithstanding Section 5.14 of the County of Brant Zoning By-law 61-16, the outdoor storage or parking of a recreational vehicles, specifically a motor home or travel trailer in an Agricultural Zone (A) and in any Non-Urban Residential Zone (SR, RR, RH) (Zoning By-law 61-16) for temporary occupancy, shall be permitted in a minimum required yard subject to the following regulations:*

- 1. Motor homes and travel trailers shall only be permitted on a driveway.*
- 2. That motor homes and travel trailers shall maintain a minimum setback of 1.0 m from city sidewalks, or (where there is no sidewalk) from the curb or road edge to preserve sight lines.*
- 3. That the storage and use of motor homes and travel trailers shall not be permitted on corner lots to preserve sight lines.*
- 4. That the storage and disposal of sewage shall comply with all applicable Provincial and City Standards.*
- 5. That the storage and use of motor homes and travel trailers shall comply with any applicable requirements of the Grand River Conservation Authority and shall be consulted with accordingly.*
- 6. That the use of generators for motor homes and travel trailers shall be prohibited.*

The proposed Temporary Use By-law will establish regulations that will assist residents regarding the use of motor homes or travel trailers for temporary occupancy during the COVID-19 pandemic. As noted in this Report, Council's decision on April 28, 2020 also included the establishment of a registry. Registration with The City of Brantford must take place within 7 days of the start of the use of the motor home or travel

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trailer for the purposes of self-isolating or quarantining during the COVID-19 pandemic.

## 10.0 Financial Implications

There are no direct Municipal financial implications respecting this application.

## 11.0 Conclusion

The purpose of this City-initiated zoning by-law amendment is to permit the temporary use of motor homes or travel trailers (recreational vehicle) for individuals affected by COVID-19. Pursuant to the *Planning Act*, Staff recommends that the proposed by-law be effective for 3 years from the date of passing or otherwise that the Declaration of Emergency has expired or has been terminated. In the event that the Declaration of Emergency expired or has been terminated prior to the 3 years elapsing, the Temporary Use By-law shall be rescinded provided that a 3 month grace period be provided for relocation of the recreational vehicle. Planning Staff are able to support the utilization of recreation vehicles as it is temporary in nature and will not negatively impact adjacent land uses. Council can choose to extend the temporary use for an additional 3 years in the event that an extension is needed. An additional 3 years is the maximum allowable timeframe under the *Planning Act*.

These temporary zoning provisions recommended by Staff represent good planning, and also ensure that alternative accommodations can be provided by those infected or directly impacted by the COVID-19 virus. The Planning Department supports this temporary use zoning amendment and recommends approval.



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Paul Moore, MCIP, RPP  
General Manager  
Community Development

Prepared By:

Jeff Medeiros, MCIP, RPP, Intermediate Planner  
Joe Muto, MCIP, RPP, Manager of Development Planning

In adopting this report, is a by-law or agreement required? If so, it should be referenced in the recommendation section.

By-law required ☒ yes ☐ no

Agreement(s) or other documents to be signed by Mayor and/or City Clerk ☐ yes ☒ no

Is the necessary by-law or agreement being sent concurrently to Council? ☒ yes ☐ no

## APPENDIX A

### Agency and Department Comments

Agency/Department	Comments
Brant County Health Unit	<p>That the owner or tenant of the residential property include the following information in their registration:</p> <ol style="list-style-type: none"> <li>1. That they demonstrate that there is a potable water supply for the trailer and that if connected to municipal water supply, that proper food grade water hose is used with a backflow preventer on the connection.</li> <li>2. That they provide documentation as to how sewage and wastewater will be disposed of during the use as a residence.</li> </ol>
Brantford Power	<p>Travel trailers used as a temporary quarantine location in the front yard should be connecting to that properties permanent hydro service. If that is not possible, the travel trailer will be considered a temporary service and may have cost implications to the user.</p>
Building Department	<p>No comments.</p>
Energy +	<p>Electrical servicing for temporary travel trailers and motor homes must meet Electrical Safety Authority Code and Energy+ Conditions of Electrical Service <a href="http://www.energyplus.ca">www.energyplus.ca</a></p>
Engineering Services	<p>Trailers can't obstruct sight lines, sidewalks, and/or any type of accesses.</p>
Environmental Services	<ol style="list-style-type: none"> <li>1. Residents who are using a camper for self-isolation purposes on their property should be required to register with the City so that first responders are aware of secondary living quarters on a property;</li> <li>2. RV owners should have a plan for emptying waste collection (septage) tanks that does not involve draining them in the public street, storm sewer or into a park or environmental reserve;</li> <li>3. RV owners must dispose of septage and grey water at an approved septage receiving station. As a special provision during COVID, the City has opened the septage receiving site on Mohawk Road, free of charge, to those using RVs to assist front line staff in social distancing. They must be registered with the City and make an appointment during regular office hours to access these disposal services;</li> <li>4. When hooked up to water, or filling the fresh water tank,</li> </ol>

	<p>Owners will be required to use a potable water hose. This hose must never be used for cleaning and/or flushing of holding tanks or otherwise than to supply potable water;</p> <ol style="list-style-type: none"><li>5. Water must be used to serve only the residents of the property to which it is delivered; resale or lending of water will not be permitted;</li><li>6. RV water connections must be equipped with a check valve;</li><li>7. City water pressure can damage the water lines in an RV. Owners should install a water pressure regulator, intended for use with RV potable water systems, whenever connected to City water;</li><li>8. Owners should be advised not to run the RV's fresh water pump when hooked up to City water. The pump is designed only to pump water out of the RV's fresh water holding tank when not hooked up to City water;</li><li>9. Owners should limit hoses on or across sidewalk surfaces;</li><li>10. Hoses, water connections and holding tanks should be protected from damage, tampering and freezing at all times;</li><li>11. During hot weather, water holding tanks should be drained and dried regularly to prevent stagnation and reduce the potential for waterborne illness; and</li><li>12. Hoses should be removed from the RV and stored properly when not in use.</li></ol>
Grand River Conservation Authority	<p>We have no objection to this proposal as travel trailers are not considered to be structures by the GRCA. These vehicles are capable of being driven from areas should a risk of flooding be posed.</p>

*Agencies are advised at the time of circulation for comment that they are considered as having no objection to an application if they do not reply within the time limit provided. If additional time is required in which to comment they are to contact planning staff.*



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## APPENDIX B

### Section 6.18.8 – Zoning By-law 160-90

6.18.8. Storage or Parking of Motor Homes, Travel Trailers, Snowmobiles, Boats, and Trailers in Residential Zones

Amended by  
Bylaw No.  
180-2003

- .1 Storage or parking of motor homes, travel trailers, snowmobiles or boats with accessory trailers, or trailers shall be permitted within a garage or a carport.
- .2 Outdoor storage or parking of a motor home, travel trailer, snowmobile or boat with accessory trailer, or trailer, in a RE, R1A, R1B, R1C, R1D, R2, R3, or RC Zone, shall be subject to the following regulations:
  - .1 Storage or parking shall only be permitted in the rear yard or interior side yard.
  - .2 The motor home, travel trailer, snowmobile or boat with accessory trailer, or trailer shall be located no closer than 1.0 m to any lot line.
  - .3 The owner of any dwelling may not store or park in the open more than a total of two motor homes, travel trailers, snowmobiles or boats with accessory trailers, or trailers on the lot.
  - .4 A trailer or accessory trailer stored in a Residential Zone shall not exceed 11.0 m in length.
  - .5 A motor home, travel trailer, snowmobile or boat with accessory trailer, or trailer may be stored in a front yard or exterior side yard for a period not exceeding 72 hours in one calendar month.
  - .6 A motor home, travel trailer or boat may be used for human habitation on a temporary basis for a period not exceeding 14 days in one calendar month.

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## APPENDIX C

### Section 5.14 – Zoning By-law 160-90

#### 5.14 Recreational Vehicle Regulations

- a) The *parking space used* for *recreational vehicles* shall be in addition to the required number of *parking spaces* for the applicable *Zone*.
- b) Where the *lot area* is greater than 4,000 square metres, the following regulations for parking of a *recreational vehicle* on a *lot* with a residential *use* shall apply:
  - (i) The *recreational vehicle(s)* may be located entirely within an enclosed *garage*.
  - (ii) Must be screened by a visual barrier according to Section 4.19. Only one *recreational vehicle* shall be permitted to be parked unenclosed on any *lot*:
    - 1. Shall not be parked or stored in any required *yard setback* for the applicable *Zone*, and
    - 2. Must be screened by a visual barrier according to Section 4.19.
- c) Where the *lot area* is less than 4000 square meters, the following regulations for parking of a *recreational vehicle* on a *lot* with a residential *use* shall apply:
  - (i) The *recreational vehicle(s)* may be located entirely within an enclosed *garage*.
  - (ii) Only one *recreational vehicle* shall be permitted to be parked unenclosed on any property on the *driveway* during the period from May 1<sup>st</sup> to October 31<sup>st</sup> in each year, inclusive, provided that such equipment:
    - 1. shall not obstruct the visibility of movement of vehicular or pedestrian traffic within a *street* or *lane*;
    - 2. shall be located a minimum of 1.5 metres from the *street lot line*;
    - 3. shall not exceed a maximum *height* of 2.5 metres.
  - (iii) The *recreational vehicle(s)* may not be parked or stored in a *carport* unless screened by a visual barrier;
  - (iv) The *recreational vehicle(s)* shall not be parked or stored in any required *yard setback*.
- d) Snowmobiles may be stored or parked on a *driveway* of a *lot* with a residential *use* between December 1<sup>st</sup> and March 31<sup>st</sup> provided that:
  - (i) The *parking space used* for snowmobile shall be in addition to the required number of *parking spaces* for the applicable *Zone*.
  - (ii) such equipment is fully contained on the *lot*,
  - (iii) shall not obstruct the visibility of vehicular or pedestrian traffic movement within a *street* or *lane*;
  - (iv) shall be located a minimum of 1.5 meters from the *lot line*.
- e) No *recreational vehicle* or snowmobile or other similar recreational equipment shall be *used* as a *dwelling unit* or for residential purposes.
- f) No *recreational vehicle* or snowmobile or other similar recreational equipment shall be parked or located on the *road allowance*.