

**Recreational Vehicles Report – Committee of the Whole – June 18, 2020**  
**Rick Cunningham, Bylaw Enforcement Officer**  
**File No. 4000-01**

Several complaints have been received regarding property owners placing a Recreational Vehicle on their vacant lot and using it as a recreational property. All the zoning bylaws contain the following wording that prohibits this use of a Recreational Vehicle in this manner.

**OCCUPANCY DURING CONSTRUCTION**

(a) Notwithstanding any other provisions of this bylaw to the contrary, a mobile home or a recreational vehicle may be used for occupation during the construction of a permanent dwelling on a lot provided that:

- i) the occupancy shall not occur prior to the issuance of a building permit for the permanent residence, where applicable, and shall not continue beyond the commencement of the occupancy of the permanent residence;
- ii) the siting of the mobile home or recreational vehicle meets the minimum lot line setback requirements of the applicable zone;
- iii) the mobile home is erected on or anchored to a temporary foundation only, and no additions shall be made to the mobile home or recreational vehicle; and
- iv) the method of sewage disposal has been approved by the Medical Health Officer.

The property owner usually constructs a shelter over the RV and adds ancillary building(s) on the lot larger than the 9.29 square metres (or 75 square metres of lakefront property) allowed on a vacant lot without a principle residence. Several properties have multiple RVs on the lot with several ancillary buildings.

As per the current CRD Bylaw Enforcement Procedures Manual Section B.2 Policy No. 95-10-96 paragraph 5 excerpt: Upon receipt of a valid complaint.... If, during the investigation, similar infractions are noted on other properties within the specific area, the Bylaw Enforcement Officer shall, as directed by the Provincial Court, deal with all such situations at the same time.

While responding to the complaints in the Deka Lake area, the bylaw officer passes multiple properties in violation. Feedback from persons contacted about the infraction is usually telling the Officer to “look around, there are RVs everywhere here”

While responding to a recent complaint the officer passed 13 RVs on lots with shelters and ancillary buildings.

Enforcement is not possible without applying the bylaw without prejudice and enforcing all properties that are in violation.

Staff needs direction on enforcement of this issue.