



To: Municipality of Barrington Planning Advisory Committee
From: Chris Millier
Date: May 21, 2021
**Re: Discussion/Options, Parking of Recreational Vehicles and
Camping Activities**

Background

There are currently three commercial campgrounds operating in the Municipality. The Land Use By-law does contain a definition of “campground” however the use is regulated through the By-law as a “Tourist Accommodation” – “Campgrounds” are not identified themselves as specific permitted uses in any zone. In this context the By-law establishes some regulation for what would commonly be referred to as a “commercial campground”, being operated for “profit or gain” as a type of accommodation.

The Municipality has received requests from property owners to permit the set up/location of recreational vehicle for personal (non-commercial) use on private property. While this practice is not explicitly acknowledged or regulated in the Land Use By-law the Municipality’s practice has been to allow for up to 2 vehicles to be placed on a vacant lot for seasonal recreational use. The By-law does prohibit the use of recreational vehicles for year round occupancy and the By-law does include a definition for “Mobile Home or Mini Home” to differentiate recreational vehicles from other types of dwellings.

Barrington, like a number of Municipalities, has received requests to allow the establishment of more than 2 recreational vehicle on vacant land however not in the context of a proposal for a commercial campground/tourist accommodation, but rather a larger scale form of “personal” use. Property owners have suggested that the activities and vehicles would be related to family and/or friends and that the intent of the land use would not be “commercial” in nature.

At present the Municipality’s Land Use By-law does not contain a clear and strong regulatory framework for informal and small scale recreational vehicle accommodation use. This issue is present in many jurisdictions and appears to be growing in terms of both property owner interest as well as the consideration of the potential impacts of the activity. The following discussion is intended to assist the Committee in considering the issue and identifying directions, if any, it might wish to pursue in preparing potential regulations.

Discussion

As indicated the Land Use By-law does contain definitions of “Campground” as well as “Travel Trailer”, “Travel Trailer Park” and “Tourist Accommodation”. Mobile Home and Mobile Home Park is defined separately.

Part 19, Definitions

Campground means an area of land under single ownership used or intended to be used for the temporary or seasonal accommodation (rental sites) of travel trailers, motor homes, tents and tent trailers used for travel, recreation and vacation purposes but does not include a camp or mobile home park herein defined.

Travel Trailer means a trailer that is used or intended to be used for short term or seasonal occupancy and is or is intended to be located or parked on a site for a temporary or seasonal period.

Travel Trailer Park means an establishment comprising land or premises under single ownership used or intended to be used for the parking of travel trailers on a temporary or seasonal basis, such as for a day, a week or for a season.

Tourist Accommodation means a building or buildings, structures or use of land which is used to accommodate the travelling public for gain or profit by supplying them with sleeping accommodation (rental units or sites) with or without meals and shall include hotels, motels, guest homes, resorts, tourist cabins, hostels and campgrounds

It is noted that:

- The Land Use By-law does not differentiate between the placement of recreational vehicle for personal use from the provision of camping sites and camping facilities as a commercial activity;
- Investment can be significant to establish a commercial campground, including the provision of water/sewer/electrical services, administration facilities, security and amenities. Commercial campgrounds would be subject to commercial tax rates.
- “Travel Trailer Park” would commonly be defined the same as “Campground”, neither of these terms are used as permitted uses in any zones;
- “Travel Trailer” is commonly referred to as Recreational Vehicle;
- The Municipality has had success in limiting informal camping on private property to 2 vehicles however this is not confirmed through any formal regulation;
- The Land Use By-law cannot restrict occupancy of recreational vehicle to “family” or “friends”;

In discussing/addressing the following considerations the Committee should be able to assess the current issues and provide direction with respect to the preparation of potential By-law amendments:

- Establish a definition of “Commercial Campground” and “Personal Recreation Vehicle Use”;
- Consider whether the term “Travel Trailer Park” is required;
- Establish a maximum number of recreational vehicles permitted as a “Personal Recreational Vehicle Use” – 2? 3?;
- Establish/confirm zones where “Commercial Campgrounds” and “Personal Recreational Vehicle Use” would be permitted;
- Consider whether minimum lot standards (area/frontage/setbacks) would be appropriate for either “Commercial Campgrounds” or “Personal Recreational Vehicle Use”;
- Confirm the duration which a vehicle may be sited at either a “Commercial Campgrounds” – potentially year round - and “Personal Recreational Vehicle Use” – potentially spring/summer/fall (180 days per year);
- Confirm whether the provision of onsite environmental services (septic/well) should be permitted for “Personal Recreational Vehicle Use”;
- Confirm whether a Municipal Development Permit should be required for both “Commercial Campgrounds” and “Personal Recreational Vehicle Use”.

Depending on the direction the Municipality may wish to pursue addressing the regulation of “Commercial Campgrounds” and “Personal Recreational Vehicle Use” it may be able to be undertaken without an amendment to the Municipal Planning Strategy. Such changes would be subject to a public hearing and approval by Municipal Council.