

## POLICY STATEMENT AND REGULATIONS

### Number 300.5

### RECREATIONAL VEHICLES IN CAMPGROUND POLICY

#### GENERAL

- a. This Policy outlines what is permitted as a Recreational Vehicle (RV) in a campground as defined in the District of Summerland zoning bylaw 2000-450.
- b. This policy is intended to control unsafe construction that may compromise safety in campgrounds and is drafted in response to a fire that occurred in a campground destroying multiple recreational vehicles.
- c. This policy is not intended to control the length of stay within a campground but rather to control modifications to RV's that render them non-compliant to the zoning and building bylaws.
- d. This policy clarifies what alterations or additions are permitted to a recreational vehicle before it becomes a dwelling that is not permitted to be located within a campground in the District of Summerland.
- e. A Campground is defined as "the *Use* of a Lot occupied and maintained for the temporary accommodation of the travelling public in tents and *Recreational Vehicles* but not *Manufactured Housing*."
- f. A Recreational Vehicle is defined as "a vehicle which provides sleeping and other facilities for short periods of time while travelling or vacationing, designed to be towed behind a motor vehicle or self-propelled, and which includes such vehicles commonly known as tent trailers, travel trailers, campers, coaches, motorized homes or other similar vehicles."
- g. A campground is limited to the use of tents and recreational vehicles as defined in the District of Summerland zoning bylaw 2000-450. Units known as "Park Model" trailers are not permitted within a campground and do not comply with the definition of a Recreational Vehicle noted above.

#### REGULATIONS

1. Additions to Recreational Vehicles that alter the ability of the RV to be towed behind a motor vehicle or self-propelled are not permitted. Such additions contravene the definition of a Recreational Vehicle.
  - a. any construction that is not part of the original equipment or purchased as a bona fide accessory to an RV unit and is attached to an RV unit is prohibited.

- i. Prohibited construction includes but is not limited to rooms, canopies, balconies, patios, decks, skirting, sheds, etc
2. Any proposed construction that is attached to an RV unit requires a building permit. A building permit cannot be issued if the construction falls under section 1 above.
3. Any construction that is not attached to the RV unit but prohibits the RV unit from being towed away from the camping space is prohibited.
4. Construction that is below the bottom of the frame of the recreational vehicle and is not attached to an RV unit is permissible such as patio stones, wood decking, etc. Deck railings extending above the recreational vehicle frame are not permitted.
5. In situations where it cannot be easily determined whether some construction is permitted, the intent is that any RV unit can be rendered towable by the approved checkout time, on the same day it is checking out, and the construction in question can be removed from the park by the towing vehicle when the RV checks out of the park.

#### ENFORCEMENT

1. All construction attached to an RV unit that is intended to house a use, requires a building permit. This includes but is not limited to a canopy, carport, roof, deck above the bottom of the recreational vehicle frame, shed, etc.
2. Any construction contravening the zoning bylaw, building bylaw or this policy will not receive a building permit.
3. Any construction undertaken without the appropriate permits will be stopped under the appropriate bylaw enforcement process.

Adopted: November 10, 2014