

Public Consultation Report

**RV and Trailer Parking and Storage
Study**

D.M. Wills Project Number 21-85154

Clarington

D.M. Wills Associates Limited

Partners in Engineering, Planning and
Environmental Services
Peterborough

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This report / proposal has been formatted considering the requirements of the Accessibility for Ontarians with Disabilities Act.

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1.0 Executive Summary

The Municipality of Clarington (Municipality) has retained D.M. Wills Associates Limited (Wills) to undertake a Recreational Vehicle (RV) and Trailer Parking and Storage Study (Study).

As a key component of the Study, consultation with members of the public, storage providers/operators, other commercial business owners and municipal staff was conducted to garner input on the challenges and opportunities associated with RV and trailer parking and storage. Consultation was conducted through multiple mechanisms and platforms, including online surveys, a virtual open house and interviews. General public feedback was also collected via written email correspondence, and conversations with interested individuals.

The feedback gathered throughout the consultation process highlighted the need for clarification and modification to the existing provisions for RV and trailer parking and storage not only within the rural areas, but across the Municipality.

This Report outlines and summarizes the community consultation that occurred, and highlights the suggested recommendations for further assessment.

2.0 Project Background

The Municipality is experiencing increasing demand for the parking and storage of RVs and trailers. Specifically within the rural area, several parking and storage operations have been established on private property having recognized this on-going demand.

In January of 2021, the Council of the Municipality passed the following resolutions:

“That pre-budgetary approval of up to \$15,000 to hire an outside planning consultant to provide options for recreational vehicle storage in Clarington; and

That Planning Staff report back with a summary of what is currently permitted by the Clarington’s Official Plan and Zoning By-laws with respect to recreational vehicle storage, and to identify any additional land use categories with the potential for the use; and information on how recreational vehicle storage has been addressed in similar municipalities.”

In April 2021, D.M. Wills Associates Limited (Wills) was retained to consult on the RV and Trailer Parking and Storage Study (Study) on behalf of the Municipality. The purpose of the Study is to analyze whether existing provisions for the parking and storage of recreational vehicles (RVs) and trailers in the Municipality are appropriate, specifically as they relate to the rural areas, which include prime agricultural lands, rural lands and natural features. The Study will also identify whether further policy and regulatory provisions are required for RV and trailer parking and storage, and identify potential additional areas for consideration.

Consultation with interested parties is a key component to the Study. This Public Consultation Report (Report) outlines the mechanisms used to engage with the public and relevant stakeholders, key insights obtained from the consultation process and considerations for further investigation as informed by the public consultation process.

3.0 Methodology

3.1 Public Notification, Advertising and Outreach

As part of the Study, a landing page was created on the Municipality’s website to provide a dedicated resource page for those interested in the Study to gather information. The landing page was published in early April, and was updated to provide links to the online surveys, discussed further below. Information on the virtual public open house, also detailed below, was likewise published on the landing page.

Notice of the Study, surveys and virtual public open house was also provided on the Municipality’s online newsfeed on May 4, 2021. Updates on the Study and public feedback and consultation opportunities were also provided through the Municipality’s Planning Updates, on April 22 and May 13, 2021.

Notice was also issued in the **local newspaper**, on both **April 28** and **May 5, 2021**. A copy of the notice is included as **Appendix A**.

Interested parties also received direct mailings with Notice of the Study and virtual public open house. The interested parties list was compiled based on information provided by the Municipality.

3.2 Online Surveys

In order to garner input from a wide number of interested parties, two (2) online surveys were created. These surveys were published on the Municipality's website in April and collected responses for several weeks, closing on May 17, 2021. Notice of the surveys was provided as noted in **Section 3.1**.

One (1) survey was designed to collect general public feedback on the current demands and challenges for RV and trailer parking and storage within the Municipality. The survey consisted of 18 questions, which are attached as **Appendix B**.

The second survey was designed to collect feedback specifically from the operators of RV and trailer storage facilities. The survey consisted of six (6) questions, which are attached as **Appendix C**.

3.3 Virtual Public Open House

A virtual public open house was held on **May 12, 2021**. The virtual public open house was advertised via the mechanisms described in **Section 3.1**.

The open house utilized Zoom as a virtual engagement platform. The open house was held from 6:30 to 8:00 p.m. and included a brief presentation introducing the Study and results of the background research. Following the presentation, the open house transitioned into a question and answer (Q&A) and general feedback period. The open house concluded with a series of five (5) polls questions to obtain feedback on key themes and topics discussed during the open house. Poll questions are included as **Appendix D**.

4.0 Public Response

4.1 Survey Results

4.1.1 General Public Survey

The general RV and Trailer Parking and Storage Study survey was designed to gather input from the general public, including both those who own an RV and/or trailer, and those who may not. The survey received 287 responses, of which 248 respondents lived within the Municipality, either permanently (244) or seasonally (4). The remaining 39 respondents indicated living outside of the Municipality. Majority of respondents also indicated that they live in an urban area (79.9%).

Of all the responses received, majority of survey participants¹ (274 / 95.4%) also indicated that they either currently own an RV or trailer (247 / 86.3%) or would like to own an RV or trailer in the future (27 / 9.4%).

Adjusting for anomalies in the data, the survey responses indicated that collectively, the total number and composition of RVs and trailers owned by survey participants is as summarized in **Table 1**. On average, participants owned 2.07 RVs or trailer each.

Table 1 Number of RVs and Trailers Owned by Type

Type of RV / Trailer	Total Number
Mobile Home, Travel Trailer	258
Boat, Sea-doo	92
Snowmobile, All-Terrain Vehicle (ATV)	98
Cargo Trailer, Utility Trailer, Flatbed Trailer	146

Of the 287 participants, 138 (48.1%) stored at least one type of RV or trailer on their personal property. Interestingly, the type of RV or trailer appeared to be indicative of whether or not the vehicle was stored on their personal property. This information is summarized in **Table 2**. Across the board, participants who indicated that they lived in a rural area were more likely to indicate that they stored an RV or trailer on their personal property rather than utilizing a storage facility. Storage rates by urban and rural area are also provided in **Table 2**.

¹ Where reference is made to survey participants, information presented is based on the assumption that a blank answer indicated a negative response, rather than a non-response (i.e. skipped question).

Table 2 Percentage of RVs and Trailers Stored on Personal Property

Type of RV / Trailer	% Stored on Personal Property		
	Overall	Urban Respondents	Rural Respondents
Mobile Home, Travel Trailer	33.8%	28.4%	60%
Boat, Sea-doo	50.6%	46.9%	57.1%
Snowmobile, All-Terrain Vehicle (ATV)	58.7%	52.3%	71.4%
Cargo Trailer, Utility Trailer, Flatbed Trailer	62.7%	51.5%	83.3%

As an alternative, of the total survey participants, only 39 (13.6%) indicated that they did not use additional storage on another property. Of these, majority (23 / 59%) indicated they live in a rural area.

Where RVs and trailers were stored at a facility, 78.8% of total survey participants indicated they used a private (i.e. non-commercial) facility, which offered outdoor storage. Outdoor commercial storage was indicated by 13% of survey participants, with the remaining approximately 8% indicating indoor storage (7% private, 1% commercial).

The demands for storage features appeared to match the existing storage patterns. When asked what features were most important when storing an RV or trailer, the most frequent top choice indicated by survey participants was proximity to home property, followed by cost. Indoor storage provision was least often selected as the most important feature. The rating of each storage feature, with most important being 1 and least important being 5, is provided in **Table 3**.

Table 3 Ranking of Storage Features (1 to 5)

Storage Features	Ranking					TOTAL	SCORE
	1	2	3	4	5		
Proximity to home property	69.33% 156	13.78% 31	8.00% 18	6.67% 15	2.22% 5	225	4.41
Proximity to the intended location of use (e.g. lake, campground)	6.73% 14	10.10% 21	8.65% 18	31.73% 66	42.79% 89	208	2.06
Indoor storage option	4.21% 9	7.01% 15	11.68% 25	29.91% 64	47.20% 101	214	1.91
Secure access	15.63% 35	30.36% 68	38.39% 86	12.05% 27	3.57% 8	224	3.42
Cost	21.65% 55	34.65% 88	28.35% 72	9.06% 23	6.30% 16	254	3.56

Overall, majority of survey participants (69%) indicated that storage was hard to come by in the Municipality. Likewise, most participants indicated that the Municipality needs more storage opportunities, both within the urban area and the rural area. Demand for outdoor storage was also indicated. **Table 4** summarizes the indicated desire for different storage opportunities.

When asked to provide their input what is preventing respondents from storing an RV or trailer on their personal property (open ended), many participants cited the current by-laws, as well as limited room on the driveway. Others cited aesthetic concerns and respect for neighbours as a rationale as to why they do not store on their personal, often urban, property.

When asked what is preventing participants from storing an RV or trailer at a storage facility, many cited cost as the number one rationale. Others pointed to lack of availability, distance to travel to the storage locations and facility access.

Table 4 Agreement with Statement of Storage Needs

Statement	STRONGLY AGREE	AGREE	NEITHER AGREE NOR DISAGREE	DISAGREE	STRONGLY DISAGREE
Clarington needs more storage options in the urban area	41.11% 111	16.67% 45	24.07% 65	11.85% 32	6.30% 17
Clarington needs more storage options in the rural area	62.28% 175	23.13% 65	9.96% 28	2.49% 7	2.14% 6
Clarington needs more indoor storage opportunities	24.09% 66	22.63% 62	42.70% 117	7.66% 21	2.92% 8
Clarington needs more outdoor storage opportunities	56.43% 158	28.57% 80	10.36% 29	2.14% 6	2.50% 7

4.1.2 Storage Operator Survey

The Owner/Operator survey was designed to gather input by those providing commercial-type storage facilities, whether on private property or on those properties already zoned to permit outdoor storage. The survey received 20 responses. It is noted that, given concerns regarding the purpose of the Study, the owner/operator data may not have been completed by all who do provide commercial storage, and may not represent a complete picture of the storage operations in the Municipality.

Adjusting for anomalies in the data, the input gathered indicated that among those participating in the survey upwards of 670 RVs and trailers are collectively stored across their 20 properties. On average, approximately 35 RVs and trailers were stored per property, with the median being 12. Only two participants indicated that they stored more than 100 RVs or trailers on their property.

When asked how many RVs and trailers the participants would like to store on their property, most participants noted a desire to increase storage capacity. Five participants indicated they were satisfied with their current level of storage. The cumulative total of desired storage, adjusting for anomalies, was 2,103, presenting an average of approximately 111 RVs and trailers per property, with a median of 25. Four participants indicated a desire for storage above 100 units, one of which indicating a preference over 1,000.

Most participants indicated that currently, they provide outdoor storage (94.7%) on a year-round basis (63.2%).

Participants generally agreed that storage in the Municipality is hard to come by (75%). Likewise, most participants agreed that the Municipality needs more storage opportunities. **Table 5** summarizes the indicated desire for different storage opportunities by storage facility owners and operators.

General comments submitted by the participants indicated that demand is outstripping supply, and there was a general impression that outdoor storage operations should be permitted.

Table 5 Agreement with Statement of Storage Needs by Owners/Operators

Statement	STRONGLY AGREE	AGREE	NEITHER AGREE NOR DISAGREE	DISAGREE	STRONGLY DISAGREE
Clarington needs more storage options in the urban area	40.00% 8	5.00% 1	20.00% 4	15.00% 3	20.00% 4
Clarington needs more storage options in the rural area	60.00% 12	25.00% 5	10.00% 2	0.00% 0	5.00% 1
Clarington needs more indoor storage opportunities	40.00% 8	10.00% 2	35.00% 7	10.00% 2	5.00% 1
Clarington needs more outdoor storage opportunities	65.00% 13	25.00% 5	5.00% 1	0.00% 0	5.00% 1

4.2 Virtual Public Open House

The virtual public open house was held on May 12, 2021 and had over 60 participants.

Several key and recurring points were raised by attendees during the open house. Key themes and concerns expressed by attendees are provided below:

1. Demand is exceeding supply.

Many attendees expressed that it has been a challenge to find a storage space in the Municipality of Clarington, with some experiencing wait lists from three months to two years. Affordable supply was also cited as a concern, with the higher storage costs of more industrial operations not being affordable to all.

2. RV Storage is part of a larger economic industry.

Attendees reinforced that RV storage is part of a greater outdoor lifestyle, and contributes economically to related and supporting businesses, including campgrounds, gas stations and grocery stores. Attendees also cited the recent growth that is being experienced in the RV sector, with the number of RV registrations on the rise. A number of attendees also noted the importance of local availability of storage facilities, not only to satisfy the local need but to ensure the continued economic contribution these facilities provide remains within the Municipality.

3. Some equity amongst businesses may need to be considered.

Concerns were expressed by attendees as to the provision of an “even playing field” for those businesses located within the urban industrial area, versus those established on rural or agricultural lands. Concerns noted were that demand is being pulled from legal operations which are paying higher land costs and taxes, towards those facilities which have been established without the benefit of the required approvals. However, opposing opinions indicated that facilities on rural lands would not generate the same level of income as those in commercial or industrial areas and therefore should not be subject to the same taxes and costs.

4. Aesthetics need to be addressed in urban and rural areas.

In both the urban and the rural areas, attendees cited the need for consideration of environmental impact. Whether in the urban or the rural area, attendees noted that facilities are, or should be, well kept and properly buffered or screened. The importance of aesthetics was also extended when discussing outdoor storage of RVs and trailers on personal property, more frequently within the urban area.

5. Storage on agricultural land should be permitted.

Attendees who spoke at the open house expressed a strong desire to allow storage on rural lands, but also specifically agricultural lands. Reasons cited in favour of this permission included that personal storage within the urban area is not possible; storage has no environmental impact; and that some lands designated for agricultural use are not functionally productive for agriculture,

and therefore would be better suited for a storage use. Select attendees also expressed concern and confusion over why residential development is permitted on agricultural lands, but storage is not recognized as permitted.

It is noted that the majority of individuals who made comments at the open house identified as members of the public as opposed to being storage providers.

Five question polls were issued at the conclusion of the open house. Two of the polls asked attendees to indicate whether existing parking and storage provisions in the urban and rural areas were too strict, appropriate or not strict enough. Majority of those participating in the polls (90%) indicated existing provisions were too strict in the rural area, with 61% indicating the same in the urban area.

Of those participating in the polls, 86.9% also indicated that they either strongly agree or agree that the Municipality needs more parking and storage opportunities for RVs and trailers. Approximately 88% also indicated that they either agree or strongly agree that parking and storage should be permitted on prime agricultural lands. Many who participated in the polls also agreed storage should be permitted accessory to related businesses, including RV and Trailer Sales, RV and Trailer Repair, Campgrounds, Marinas and Racetracks.

5.0 Key Insights

5.1 Demand Analysis

Based on the information garnered through the public consultation, there appears to be a large demand for storage of RVs and trailers in the Municipality.

The public survey indicated that there are 594 RVs and trailers owned by the survey participants that require storage. However, the actual number is expected to be much higher; as it is unlikely that every person who owns an RV or trailer in the Municipality completed the survey.

The owner/operator survey indicated that there is demand for storage of at least 670 RVs and trailers across the Municipality. However, again, this number is in actuality expected to be higher, as not all owner/operators of storage facilities are expected to have participated in the survey.

In order to fully understand demand, a survey of known storage sites, as provided by the Municipality, was also completed. A review of aerial imagery of these 48 sites suggests that there are nearly 1,300 RVs and trailers being stored in the Municipality; not including those stored indoors or on private property in the urban area. Of these, approximately 1,100 were noted as being stored in excess of or not in conformity with the zoning regulations.

The prevalence of sites appears to complement the messages heard during the public consultation process, such that there is a demand for RV and trailer storage, which is being specifically directed towards the rural area. The site review also reflects

sentiments heard during the public consultation process, that not all sites are operating at an enhanced commercial scale. The average facility, based on aerial imagery, stores 27 RVs and/or trailers outdoors, with the median being 14.

5.2 Study Considerations

In reflection of what was heard throughout the public consultation process, Wills has identified several key considerations respecting RV and trailer parking and storage. These considerations are listed below, and will be addressed in the final recommendations report.

1. **There is evidence of a constraint to storage in the urban area and on smaller properties.**

Urban property owners indicated they are constrained by the size of their lot, and maintain that it is not appropriate or possible to store their RVs and trailers, especially those oversized vehicles, on their personal property. Many property owners have indicated that it is easier to store on a rural lot; and it eliminates the aesthetic impact of storage in the urban area. In formulating suggestions for revised storage provisions on personal property, consideration should be given to how smaller properties will be impacted, as well as potential unintended impacts (e.g. increased street parking).

2. **There is demand for storage in the rural area and on agricultural lands.**

Majority of those participating in the public consultation process indicated that more storage options are needed in the rural area, and that storage should be permitted on agricultural lands. Fewer participants indicated that more storage options were needed in the urban area. Participants have noted that storing in a rural area is easier than storage on their own property; reduces the aesthetic impact of storage in an urban area; and provides an option for lower cost storage versus the storage provided in the urban or commercial areas. Participants have also indicated that there are many agricultural parcels which are not viable for agriculture, and storage provides those properties with an alternative use. Some participants suggested considering RV storage as an on-farm diversified use. Consideration should be given to whether storage is an appropriate form of land use in the rural area and on agricultural lands, and how storage may differ on properties of different sizes in the rural area.

3. **Aesthetics and other land use compatibility metrics are important in the rural and urban areas.**

Many participants indicated that a reason for not storing on a personal property in the urban area was that it would present an aesthetic impact to neighbours and the neighbourhood. Many participants also noted that, in the rural areas, most facilities are well screened from public view through the use of setbacks and vegetative buffers. Others also cited the traffic and navigation implications of storage in the urban area; and how this can be mitigated by storage provision rurally. Consideration should be given to how urban and rural visual aesthetics and character can be upheld while addressing storage requirements.

4. Increased flexibility may be warranted in both the urban and rural areas.

Existing provisions for the parking and storage of trailers are seen by participating members of the public as too strict, especially within the rural area, but also within the urban area. Consideration should be given to how the provisions can be modified to provide increased flexibility for owners of RVs and trailers. These modifications may include increasing the number of trailers, increasing the length of time storage may occur in the urban area and revisiting setback requirements. Also noted is that as indicated throughout the consultation process, demand for outdoor storage generally outweighs demand for indoor storage. Therefore, clarifying indoor storage policies or enhancing those opportunities may not be enough to help alleviate the current demand and flexibility would likely still be required for outdoor storage opportunities.

5. Clarity is key.

There appears to be a lack of understanding of how the existing provisions are meant to be applied, and how the prevailing land use planning documents impact these provisions. In revising the existing provisions, consideration should be given to ensure that the provisions are easily understandable, and that the general public can navigate the land use planning process as it pertains to RV and trailer storage.

6.0 Conclusions

Several mechanisms of public consultation have been employed to inform the RV and Trailer Parking and Storage Study. Public input is instrumental in ensuring that any proposed modifications to existing provisions or the introduction of new provisions, reflects the demand on the ground and the community perspective, while maintaining appropriate land use function and form.

Throughout the public consultation process, several key themes and concerns were identified which warrant further examination in the final phase of the Study. The input and information garnered from the public consultation will inform the final report; which will serve to highlight recommendations for addressing RV and trailer parking and storage in the rural areas of the Municipality.

Appendix A

Study Notice



Public Open House

Recreational Vehicle and Trailer Storage Study

The Municipality has initiated a Recreational Vehicle (RV) and Trailer Parking and Storage Study encompassing Clarington's rural areas. The purpose of the Study is to analyze whether the existing provisions for the parking and storage of RVs and trailers in the rural areas are appropriate and whether further policy options are needed for RV and trailer parking and storage. The Study will also identify land use designations and zoned areas where RV and trailer parking and storage may be appropriate.

Public Open House

We invite you to present your comments and ideas on RV and trailer parking and storage at the virtual Public Open House. The purpose of the virtual Public Open House is to gather public input on the challenges and opportunities for RV and trailer parking and storage in the Municipality.

Date: Wednesday, May 12, 2021

Time: 6:30 to 8 p.m.

Place: Virtual meeting using an online device or phone.

To register, please contact Mitch Morawetz at mmorawetz@clarington.net or 905-623-3379 ext. 2411 no later than 4 p.m. on Tuesday, May 11, 2021.

Online surveys

We're looking for feedback from residents who are using or seeking RV or trailer storage and businesses that currently provide RV and trailer storage as a service to others. Visit www.clarington.net/RVStorageStudy to fill out the surveys.

For more information about the project, please visit www.clarington.net/RVStorageStudy.

Appendix B

Public Survey Questionnaire



Public Survey Questionnaire

1. Are you a current resident of the Municipality of Clarington?
 - Yes, permanent
 - Yes, seasonally
2. Do you live in an urban or rural area?
 - Urban
 - Rural
3. Please indicate your connection to the Municipality of Clarington. (Select all that apply.)
 - I work here.
 - I vacation here.
 - I have family who lives here.
 - I store an RV and/or trailer here.
 - Other (please specify)
4. Please select the sentence that best describes you.
 - I currently own an RV or trailer.
 - I do not currently own an RV or trailer, but would like to in the future.
 - I do not own an RV or trailer and do not plan to purchase one in the future.
5. If you currently own or are planning to own an RV or trailer, please indicate how many of each you own or are planning to own.
 - Mobile home/travel trailer
 - Boat, Seadoo
 - Snowmobile, all-terrain vehicle (ATV)
 - Cargo trailer, utility trailer, flatbed trailer
6. If you currently own or are planning to own an RV or trailer, please indicate which of the following you store/park on your own property. (Select all that apply.)
 - Mobile home/travel trailer
 - Boat, Seadoo
 - Snowmobile, all-terrain vehicle (ATV)
 - Cargo trailer, utility trailer, flatbed trailer
7. If you currently own or are planning to own an RV or trailer, please indicate which of the following you store somewhere other than your own property. (Select all that apply.)
 - Mobile home/travel trailer
 - Boat, Seadoo
 - Snowmobile, all-terrain vehicle (ATV)
 - Cargo trailer, utility trailer, flatbed trailer
8. If you currently store or are planning to store your RV or trailer somewhere other than your own property, please select the type of storage facility used. (Select all that apply.)
 - Outdoor storage, private property
 - Outdoor storage, commercial
 - Indoor storage, private property

- o Indoor storage, commercial
- 9. If you currently store or are planning to store your RV or trailer somewhere other than your own property, please provide the general location of the storage facility used (e.g. Rural area, in Bowmanville, Brownsville area, etc.).
- 10. Please rank the most important features to you when storing your RV or trailer. 1 = Most important.
 - o Proximity to home property
 - o Proximity to the intended location of use (e.g. lake, campground)
 - o Indoor storage option
 - o Secure access
 - o Cost
- 11. What other features are important to you when storing your RV or trailer?
- 12. If you would like to store your RV or trailer on your personal property but are unable to do so, what is preventing you from doing so?
- 13. If you would like to store your RV or trailer at a storage facility but are unable to do so, what is preventing you from doing so?
- 14. In your experience, storage for RVs and trailers in the Municipality of Clarington is:
 - o Hard to come by
 - o Sufficient
 - o Plentiful
 - o I have no experience with this
- 15. Do you currently store RVs or trailers for others on your property? (e.g. friends or family)
 - o Yes
 - o No
- 16. How many RVs and trailers do you store for others on your own property and of what type?
 - o Mobile home/travel trailer
 - o Boat, Seadoo
 - o Snowmobile, all-terrain vehicle (ATV)
 - o Cargo trailer, utility trailer, flatbed trailer
- 17. Please indicate how strongly you agree with the following statements.
 - o Clarington needs more storage options in the urban area.
 - o Clarington needs more storage options in the rural area.
 - o Clarington needs more indoor storage opportunities.
 - o Clarington needs more outdoor storage opportunities.
- 18. Please provide any additional comments you have on RV and trailer parking and storage in the Municipality.

Appendix C

Storage Operator Questionnaire



Storage Operator Survey Questionnaire

1. How many RVs and trailers do you currently store on your property? Please indicate the number of each.
 - Mobile home/travel trailer
 - Boat, Seadoo
 - Snowmobile, all-terrain vehicle (ATV)
 - Cargo trailer, utility trailer, flatbed trailer
2. If you would like to increase your storage, how many RVs or trailers would you like to store on your property? If you are satisfied with your level of storage capacity, please skip to Question 3. Please indicate the number of each.
 - Mobile home/travel trailer
 - Boat, Seadoo
 - Snowmobile, all-terrain vehicle (ATV)
 - Cargo trailer, utility trailer, flatbed trailer
3. What type of storage features do you provide? (Select all that apply.)
 - Outdoor
 - Indoor
 - Climate Controlled
 - Secure Access
 - Seasonal
 - Year-Round
 - Other (please specify)
4. What type of storage features would you like to be able to provide? (Select all that apply.)
 - Outdoor
 - Indoor
 - Climate Controlled
 - Secure Access
 - Seasonal
 - Year-Round
 - Other (please specify)
5. In your opinion, storage for RVs and trailers in Clarington is:
 - Hard to come by
 - Sufficient
 - Plentiful
 - Not sure / Unknown
6. Please indicate how strongly you agree with the following statements.
 - Clarington needs more storage options in the urban area.
 - Clarington needs more storage options in the rural area.
 - Clarington needs more indoor storage opportunities.
 - Clarington needs more outdoor storage opportunities.
7. Please describe any challenges you currently face in the operation or expansion of your storage facility.
8. Please provide any additional comments you have on RV and trailer parking and storage in the Municipality.

9. Would you be willing to participate in an interview/workshop as part of this Study? If so, please provide your email or contact information below. (Please note providing your contact information is optional). Alternatively, if you prefer please do not hesitate to contact Mitch Morawetz.

Appendix D

Public Open House Poll Questions



Public Open House Polls Questions

1. Parking and storage regulations for RVs and trailers in the rural area are:
 - Too Strict
 - Appropriate
 - Not Strict Enough
2. Parking and storage regulations for RVs and trailers in the urban area are:
 - Too Strict
 - Appropriate
 - Not Strict Enough
3. Agree or Disagree: The Municipality needs more parking and storage opportunities for RVs and trailers.
 - Strongly Agree
 - Agree
 - Neutral
 - Disagree
 - Strongly Disagree
4. Agree or Disagree: Parking and storage of RVs and trailers should be permitted on agricultural lands.
 - Strongly Agree
 - Agree
 - Neutral
 - Disagree
 - Strongly Disagree
5. Check all that apply: Parking and storage of RVs and trailers should be permitted accessory to:
 - RV and Trailer Sales Businesses
 - RV and Trailer Repair Businesses
 - Marinas
 - Campgrounds
 - Other