

# Welcome

## RV and Trailer Parking and Storage Study Virtual Public Open House

The meeting will start at 6:30 p.m.



*Clarington*



# Introductions



- **Amanda Dougherty**, Senior Land Use Planner
- **Emma Drake**, Land Use Planner

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- **Faye Langmaid**, Manager of Special Projects
- **Mitch Morawetz**, Senior Planner

# Virtual Participation Tips & Tricks

- If you would like to speak, please use the **raise hand** function.
- Please stay on **mute** until you are called upon to speak.
- The **chat box** will also be monitored. If you would prefer not to speak, you can add your comments there.
- Technical difficulties? **Email** your questions and comments to Mitch Morawetz [mmorawetz@clarington.net](mailto:mmorawetz@clarington.net) or **call** 905-623-3379 x 2411

# Public Open House – Agenda

## 1. Project Introduction (30 min)

1. Project Background
2. Existing Planning Context
3. Research Highlights

## 2. Question & Answer Session (30 min)

## 3. Feedback Polls (15 min)

## Why We Are Here

- In January 2021, Council passed the following resolution:

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 this use; and information on how recreational vehicle storage has been addressed in similar municipalities.





**How can we better provide for and regulate the parking and storage of recreational vehicles (RVs) and trailers in the rural areas of the Municipality?**

# Project Background





# Existing Planning Context

**Generally, provisions for parking and storage of RVs and trailers are as follows:**

## **Urban Residential Areas**

- One (1) RV or trailer permitted on a private property, subject to height, length and setback requirements

## **Rural Areas**

- Three (3) RVs or trailers permitted on a private property

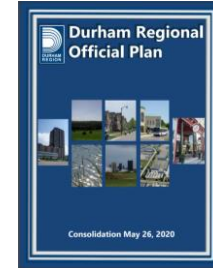
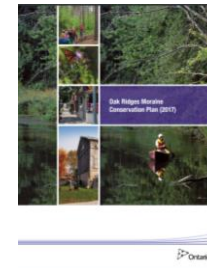
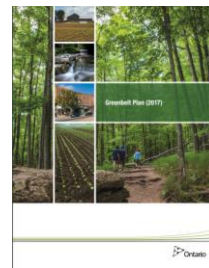
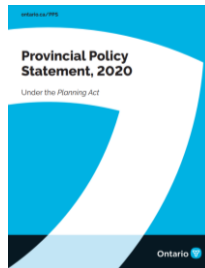
## **Commercial**

- Indoor storage permitted in Light Industrial (M1) and General Industrial (M2) Zones
- Outdoor storage only permitted in M2 Zone

# Research Highlights

## Challenges:

- Availability of storage options for owners
- Land availability for operators
- Overhead costs – urban vs rural areas
- Land use policy restrictions – urban and rural areas
  - Employment policy
  - Agricultural policy
  - Environmental policy



# Research Highlights Continued

## **Potential Opportunities:**

- Informed by review of 11 municipalities
  - Ajax, Brock, Oshawa, Scugog, Whitby
  - Lindsay, Port Hope, Cavan-Monaghan, Georgina, Belleville, Quinte West
- Storage as an on-farm diversified use
  - 4 key provincial criteria: on-farm, secondary in use, limited in area (2%), compatibility with agricultural operations
- Modifications to regulations based on lot size and lot coverage
  - e.g. include in lot coverage for accessory buildings
- Permit storage uses as accessory to commercial RV and trailer sales establishments
- Seasonal parking and storage permits

**These opportunities will be investigated further as we approach the final report.**



# Question & Answer



# Feedback Polls



**Agree or Disagree:  
The Municipality needs more  
parking and storage opportunities  
for RVs and trailers.**



**Parking and storage regulations for RVs and trailers in the rural area are:**

- a) Too Strict**
- b) Appropriate**
- c) Not Strict Enough**



**Parking and storage regulations  
for RVs and trailers in the urban area  
are:**

- a) Too Strict**
- b) Appropriate**
- c) Not Strict Enough**





**Agree or Disagree:  
Parking and storage of RVs and  
trailers should be permitted on  
agricultural lands.**



**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**

# Opportunities for Further Consultation

## Online Surveys

- Survey on storage availability and use
- Survey for storage facility operators
- Deadline: **May 14, 2021**

## General Feedback

- Faye Langmaid [flangmaid@clarington.net](mailto:flangmaid@clarington.net)
- Mitch Morawetz [mmorawetz@clarington.net](mailto:mmorawetz@clarington.net)
- Amanda Dougherty [adougherty@dmwills.com](mailto:adougherty@dmwills.com)
- Emma Drake [edrake@dmwills.com](mailto:edrake@dmwills.com)

## Project Webpage

- [RV and Trailer Parking and Storage Study Webpage](#)

## Next Steps

1. Continued Public Consultation + Consultation Reporting
2. Detailed Analysis + [Final Report + Recommendations](#)



3. Planning and Development Committee  
D.M. Wills Presentation and Final Report  
Target Date **June 28<sup>th</sup> 2021**



4. Implementation and/or Policy Amendments  
Municipality of Clarington

**Thank You**



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