
Request for Decision



To: Peter de Verteuil, CAO **File No:** 0565
Meeting Date: July 5, 2022 **Submission Date:** June 27, 2022
From: Paige MacWilliam, Director of Corporate Services
Subject: People Living Temporarily in Recreational Vehicles

RECOMMENDATION:

That Council receive the report on the regulation of people living temporarily in recreational vehicles from the City of Duncan Director of Corporate Services, for information only.

BACKGROUND:

On April 11, 2022, the City received a letter from Minister Simmonds of the Duncan United Church regarding the plight of people living temporarily in recreational vehicles (RVs) (appendix A). Staff advised Minister Simmonds that this issue is challenging to address as overnight parking requires appropriate garbage and washroom facilities and can result in enforcement challenges (appendix B). At the May 16, 2022, Council meeting, staff were directed to add the topic of people living temporarily in RVs to the joint Duncan and North Cowichan Council meeting agenda.

ANALYSIS:

Because of the escalating housing affordability crisis throughout the Cowichan Valley, people are increasingly resorting to living in their vehicles. In the City's Zoning Bylaw No. 3166, 2017, residential use of RVs is prohibited in all zones. In accordance with the City's Bylaw Enforcement Policy, Zoning Bylaw contraventions are addressed on a complaints basis:

The City's approach to bylaw enforcement is primarily complaint based. The City does not have the resources to proactively monitor all areas of the City to confirm compliance with all potentially applicable bylaws.

Parking on the streets is enforced through the City's Streets and Parking Regulations Bylaw No. 3101, 2014. Parking enforcement is conducted proactively, as staff time permits, and RVs are required to follow the posted time limits.

The City does not currently have any active enforcement action files regarding people residing in RVs; however, it is very likely that this is occurring within City boundaries as well as in neighbouring jurisdictions. For example, on February 2nd, the CVRD's electoral areas service committee received a bylaw enforcement update indicating that the number of people living in RVs in electoral areas was on the rise in 2021.

As indicated in the correspondence to Minister Simmonds, permitting overnight camping in RVs, even temporarily, would be challenging as appropriate garbage and washroom facilities would be required.

Other local governments have explored options for regulating people living in RVs. For example:

- Ucluelet is piloting a streamlined Temporary Use Permit intake and review process for a temporary seasonal working housing pilot project. In this example, private property owners can apply to allow RV parking on their property for up to 6 months.
- Squamish has been working to increase enforcement to address overnight camping in public places by increasing the fines to \$10,000 and authorizing staff to remove tents or vehicles from unauthorized places.
- Canmore is piloting a “Safe Park Program” permitting seasonal workers who reside in their vehicles to park in designated spaces for a \$10 per night fee.

Because this issue crosses jurisdictional boundaries, it is beneficial that any effort to either increase or decrease enforcement or regulation should be done regionally.

IMPLICATIONS:

Financial:	None at this time.
Policy/Legislation:	Zoning Bylaw No. 66, 2017 Streets and Parking Regulation Bylaw No. 3101, 2014 Bylaw Enforcement Policy, 2019
Strategic Priority:	PRIORITY #8: Increase partnerships and connections with the community and neighbouring jurisdictions.
Sustainability:	N/A
Communication:	N/A
Staffing Implications:	The Corporate Services Department oversees bylaw enforcement for the City.

ALTERNATE OPTION:

1. **That Council table the regulation of people living temporarily in recreational vehicles to a future joint meeting.**
2. **That Council direct staff to research options for the regulation of people living temporarily in recreational vehicles due to the housing affordability crisis and report back to both Duncan and North Cowichan Councils at a future joint meeting.**

APPENDICES:

Appendix A – 2022-04-11 Correspondence from Minister Simmonds Re People Living Temporarily in Recreational Vehicles

Appendix B – 2022-04-12 Response from City staff to Minister Simmonds Re People Living Temporarily in Recreational Vehicles