

Community Standards Bylaw Policy Review

The City is developing a Community Standards Bylaw (CSB). The CSB will serve to regulate and enable activities that pertain to the safety, health, and welfare of residents on private and public property.

To inform a policy discussion on each of the topics, information has been assembled in the template below on what the current local context is, what other comparator municipalities have done, Administration's recommendations concerning minimum standards, as well as potential financial and operational implications.

TOPIC NAME: Recreational Vehicles (including parking on lawns)

1. CURRENT SPRUCE GROVE BYLAWS

A recreational vehicle is defined as a wheeled or wheel-less structure intended to be moved from one point to another; designed to provide temporary living quarters or used as a form of recreation or transportation, which may or may not be a motor vehicle itself. Typical examples are travel trailers, motor homes, boats, campers, snowmobiles and all-terrain vehicles. [Spruce Grove Land Use Bylaw - Definitions](#)

[Spruce Grove Land Use Bylaw](#), s. 47 (Restricted Objects in Yards) deals with where a Recreational Vehicle can be parked on private property and the time frames during which this can occur. This section in the Land Use Bylaw allows an individual to apply for a development permit if they require an extension to the time frame allowed.

Specifically, section 47(1) states all buildings and sites have to comply with the:

- [Construction Site Cleanliness Bylaw](#) and
- [Nuisances, Unsightly and Untidy Property Bylaw](#)

S. 47(2) of the [Spruce Grove Land Use Bylaw](#) states:

A Recreational Vehicle shall not be permitted in a Side, Street Side or Front Yard or the driveway of a Site in any residential District except from May 1 to October 31 in any year.

[City of Spruce Grove RV Parking Website](#) indicates that:

From November 1 to April 30, they must be removed and cannot be stored in driveways or front/side yards. During this time, RVs must be parked on or within a backyard parking pad or at an off-site storage location.

The [Spruce Grove Traffic Bylaw](#), s.4.15 deals with the parking restrictions, time limits, and restriction from using recreational vehicles as a dwelling.

2. SPRUCE GROVE CONTEXT

In 2022, approximately 30-35 complaints were received by Planning and Development (P&D) regarding parking outside of the permitted times. Enforcement Services provides the enforcement; however, they will refer the individual to P&D if they are asking for additional time and wish to ask for a permit to extend the time length.

3. OTHER JURISDICTIONS

Edmonton

- “Recreational vehicle” means a vehicle designed to provide temporary living accommodation for travel, vacation, or recreational use, and to be driven towed or transported ([Edmonton Traffic Bylaw](#), s.2(w)).
- [Edmonton Traffic Bylaw](#), s. 19(1)(2) addresses RV restrictions.
- An RV cannot be used as a temporary dwelling on a highway, public space or on private property. [City of Edmonton - Trailer and RV Parking Storage](#).

Parking in the Summer

Between April 1 and October 31, an RV may be parked on the front of a residence without a back lane provided that the vehicle is parked 0.6 metres back from the interior edge of the sidewalk or 0.6 metres back from the curb if there is no sidewalk. [City of Edmonton - Trailer and RV Parking Storage](#).

Parking in the Winter

If you do not use your RV in the winter (between November 1 and March 31), you must store your RV in the rear yard or inside a garage on a residence. Where access to a rear yard or garage is not possible, a RV must be stored on a private site approved for such storage. An RV cannot be stored on city streets between November 1 and March 31.

If you actively use your RV between November 1 and March 31, please note that your RV cannot be parked on the street for longer than 72 hours. See requirements for RV parking on the city street [City of Edmonton - Trailer and RV Parking Storage](#).

Beaumont

- “Recreational Vehicle” means a Vehicle or Trailer that is designed, constructed and equipped, either temporary or permanently, as a temporary accommodation for travel, vacation or recreational use, and includes duly licensed travel Trailers, motorized homes, slide-in campers, chassis-mounted campers-and tent trailers ([Beaumont Traffic Safety Bylaw](#) ss, 2.26).
- [Beaumont Traffic Safety Bylaw](#) ss, 7.15, 7.16 address RV parking restrictions. The use of an RV as a temporary or permanent dwelling is not permitted on a roadway or Town owned property unless it is a mobile home or RV park, or permission is granted from CAO or designate.

Strathcona County

- “Recreational Vehicle” means a Vehicle or Trailer that is designed, constructed and equipped, either temporarily or permanently, as a temporary accommodation for travel, vacation, or recreational use and to be driven, towed or transported. Includes duly licensed travel Trailers, motorized homes, slide-in campers, chassis-mounted campers, boats, all terrain vehicles, snowmobiles and tent Trailers. [Strathcona County Traffic Bylaw](#) s. 2.42
- [Strathcona CSB](#), s. 47 addresses improper RV parking.
- RVs can be parked on an approved parking space/hard surfaced driveway all year-round as long as they do not overhang the sidewalk or road. They cannot be parked on landscaped areas, including front and side yards. An RV parked on a private property or the public roadway cannot be occupied as a temporary dwelling. [Strathcona County RV and Trailer Parking](#).

St. Albert

- “Recreational Vehicle” is considered to be any motorhome, travel trailer, fifth wheel, or any vehicle that the Development Officer deems to be an RV. [St Albert RV Parking](#).
- [St. Albert CSB](#), s. s. 5(2)(d) deals with improper RV parking.

An RV can be parked on a residential property without a development permit provided:

- The RV is located within a fenced side or rear yard. If in a side yard, the RV cannot be within 2.5m of a window of a habitable room on the adjacent property;
- The RV is located in a front yard on a paved driveway and is set back at least 30 cm (one foot) from the sidewalk or where there is no sidewalk, at least 2 metres from the curb; and
- In no circumstances shall the parking of an RV interfere with safe traffic sight lines as determined by the Development Officer.

The RV must be parked on a space that is hard surfaced. Typically, this includes either asphalt or concrete. Parking on turf, dirt, gravel, lawn or other non-hard surfaced area is prohibited [St. Albert RV Parking](#).

4. ADMINISTRATION’S RECOMMENDATIONS

Minimum Standards are contained within the existing legislation on “Restricted Objects in Yard” in the Land Use Bylaw:

- All Buildings and Sites shall comply with the Nuisances, Unsightly and Untidy Premises Bylaw and the Construction Site Cleanliness Bylaw.
- A Recreational Vehicle shall not be permitted in a Side, Street Side or Front Yard or the driveway of a Site in any residential District except from May 1 to October 31 in any year. ([Spruce Grove Land Use Bylaw](#), s. 47).
- From November 1 to April 30, RVs must be removed and cannot be stored in driveways or front/side yards. During this time, RVs must be parked on or within a backyard parking pad or at an off-site storage location. [City of Spruce Grove RV Parking Website](#).

During the January 16, 2023 Committee of the Whole meeting, a member brought up the issue of specifying that RVs should be parked on a hard surface. Further to this request, additional criteria that should be considered include specifying driveway and hard surface to a certain depth in a backyard.

Committee Questions: Is there a desire to address standards outside of what is outlined above with respect to recreational vehicles? Is there a desire to address use of an RV as a temporary dwelling?

Other Recommendations

Administration recommends reviewing the definition of recreational vehicles to remove snowmobiles to allow for front yard parking options during the winter season.

Administration also recommends restricting the use of an RV as a temporary dwelling as existing City legislation is silent on this issue.

5. FINANCIAL AND OPERATIONAL IMPLICATIONS

Additional enforcement measures may be required depending on Committee's direction.