



Staff Report

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Report To:	Planning and Development Committee		
Date of Meeting:	June 28, 2021	Report Number:	PDS-039-21
Submitted By:	Ryan Windle, Director of Planning and Development Services		
Reviewed By:	Andrew C. Allison, CAO	Resolution#:	
File Number:	PLN 23.8.2	By-law Number:	
Report Subject:	Recreation Vehicle and Trailer Storage Study		

Recommendations:

1. That Report PDS-039-21 be received;
2. That the Study and options outlined by D.M. Wills be referred to staff for inclusion in the Zone Clarington recommendations and upcoming Official Plan Review;
3. That the topic of On-Farm Diversified Uses and guidelines for such uses be referred to the Agricultural Advisory Committee of Clarington for their input; and
4. That all interested parties listed in Report PDS-039-21 and any delegations be advised of Council's decision.

Report Overview

Planning and Development Services Staff were to report back to Council 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.

D. W. Mills, the consultant engaged to carryout this work, are reporting their findings, the comments from public consultation to date, and options.

1. Background

- 1.1 In January, Clarington Council approved funding to hire an outside planning consultant to provide options for recreational vehicle storage in Clarington. The consultant was to identify land use designations and policy options with the potential to allow storage of RV's, trailers and boats as a commercial enterprise and report on how the issue of RV storage has been addressed in similar municipalities.
- 1.2 The Municipality retained a consultant, D. W. Mills in early April to prepare a Recreational Vehicle (RV) and Trailer Parking and Storage Study. The purpose of the Study is to analyze whether the existing provisions for the parking and storage of RVs and trailers in rural areas are appropriate and determine whether further policy options are warranted and allowable for RV and trailer parking and storage. The Study was to also identify land use designations and zoned areas where RV and trailer parking and storage may be appropriate. In addition, a scan of other similar municipalities was to be included. For more information on the study process to date, please visit the Municipality's website, <https://www.clarington.net/en/do-business/rv-and-trailer-parking-and-storage-study.asp>
- 1.3 The Consultant is to provide options on how Clarington could make policy and regulatory adjustments to address RV Trailer Parking and Storage Study. **Attachment 1** to this report is the Consultant's Report.
- 1.4 The topic of Commercial Recreational Vehicle Storage was last studied in 2008 as outlined in Addendum Report [PSD-099-08](#) and [PSD-007-09](#). These two reports resulted in changes to the Zoning By-law in both the urban and rural areas of the Municipality and amendments to Official Plan policies to allow for site specific zoning amendments in Urban Residential and Green Space Area designations of the Official Plan.

- 1.5 As outlined in the consultant's report and PSD-007-09, any Official Plan policy amendments to permit commercial outdoor storage areas or recreational vehicles would have to comply with Provincial and Regional policies.
- 1.6 The Provincial Policy Statement (PPS) was updated in 2017 and 2020. The 2017 update included a change from secondary uses to agricultural related and on-farm diversified uses for agricultural lands. The Region's Municipal Comprehensive Review of their Official Plan to bring it into conformity with the PPS is underway. Clarington's Official Plan Review to bring our policies into conformity with the Region's will begin later this year.
- 1.7 In 2016 *Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas* Publication 851 was issued by the Ontario Ministry of Agriculture, Food and Rural Affairs. These guidelines set out criteria to restrict agricultural related and on-farm diversified uses while protecting the primary resource (the soil).

2. Next Steps

Consultant's Report

- 2.1 The key findings, Section 5.0 of the Consultant's study are:
 - **Amendments to Existing Urban Provisions to Enhance Clarity and Function**, this pertains to the zoning by-laws and can be addressed as part of the Zone Clarington process that is underway;
 - **Develop and Implement RV Storage Provisions by Lot Size in the Countryside Area (for personal storage)**, this could be included within the Zone Clarington process;
 - **Develop and Implement Policy Framework for On-Farm Diversified Uses**, this should be addressed in consultation with the Agricultural Advisory Committee of Clarington, Regional and OMAFRA Staff;
 - **Enhance Existing Policy Framework for RV Storage in Employment Areas**, this will have to be reviewed in the context of the Provincial targets for jobs/hectare and as a secondary use in general industrial areas under specific criteria;
 - **Develop Local Policy Framework to Permit RV Storage on Agricultural Lands Located within the Urban Boundary**, this could apply to "fringe" areas where agricultural lands have been incorporated into the urban boundary but are un-serviced and held as "future development".

- 2.2 To address the key findings of the study, it should be referred to staff to be addressed as part of the Zone Clarington process which will be coming back to Council later this year.

Region's Official Plan

- 2.3 The last time Clarington Staff studied recreational vehicle storage as a land use was 2008/9. Since then, changes have occurred to the PPS and the *Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas* which address agricultural related and on-farm diversified uses. In PSD-007-09, there was a recommendation to seek an amendment to the Region's Official Plan to allow for commercial outdoor storage of recreational vehicles subject to criteria in the Major Open Space designation of the Region's Official Plan. Additional work would have been required to provide the justification requested by the Region; however, given the Provincial Policy in place at that time, this option was not pursued.
- 2.4 Staff have initiated a discussion with Durham Region Staff to ensure that commercial RV Storage will be a consideration as part of the Region's Municipal Comprehensive Review currently underway. The dialogue on where commercial RV storage would be allowed has included what is referred to as "edge planning" in the Region's discussion paper. This is the area on the urban fringe that is un-serviced and awaiting development in the future.

On-farm Diversified Uses

- 2.5 Commercial outdoor storage of recreational vehicles is not related to agriculture; however, compatible non-agricultural uses, which meet the *Guidelines on Permitted Uses in Ontario's Prime Agricultural* can be considered providing they meet the criteria spelled out in the guidelines. The consultant has suggested a framework be developed to regulate and permit on-farm diversified uses, which goes beyond recreational vehicle storage. To outline an acceptable local planning framework a set of evaluation criteria including required site alteration, traffic generation, required servicing, agricultural rehabilitation potential, provision of screening and site design will have to be determined.
- 2.6 Staff are recommending that the Agricultural Advisory Committee of Clarington be consulted on compatible on-farm diversified uses and the evaluation criteria to be used as part of such a framework.

3. Concurrence

Not Applicable.

4. Conclusion

- 4.1 It is respectfully recommended that the Study be referred back to Staff to be implemented, where possible, as part of the Zone Clarington project which will see a draft by-law before Council late this year.
- 4.2 Any contemplated changes to Official Plan policies to allow for increased storage on prime agricultural or rural designated lands will require a Durham Region Official Plan policy change. The Region is currently reviewing their Official Plan and the options outlined in the consultant's study will be reviewed with Regional Staff. Through discussion, Staff will be able to determine if this could be addressed through the Region's Municipal Comprehensive Review. If changes occur in the Regional Official Plan, any required Clarington Official Plan policy update would be included as part of our OP Review, set to begin later this year.
- 4.3 The topic of On-Farm Diversified Uses should be referred to the Agricultural Advisory Committee of Clarington for their input on what guidelines should be put in place to protect the resource (the soil) while allowing for additional uses on prime agriculture and rural designated lands.

Staff Contact: Faye Langmaid, Manager of Special Projects, 905-623-3379 x2407 or flangmaid@clarington.net.

Attachments:

Attachment 1 – RV and Trailer Parking and Storage Study Final Report,

D.M. Wills Project Number 21-85154, June 2021

Interested Parties:

List of Interested Parties available from Department.