

# STAFF REPORT



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**To:** Mike Pilon, Chief Administrative Officer  
**From:** Samantha Willock, Municipal Planner  
Melanie Ducharme, Municipal Clerk  
**Subject:** Zoning By-law Update – Version 3 Camping Trailer Regulations  
**Date:** May 27, 2026

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## 1. Introduction

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At the May 19<sup>th</sup> Council meeting, Council discussed the public input received in writing and at the April public open house regarding the draft Zoning By-law. Many of the comments received pertained to the proposed camping trailer regulations. While many recommendations and considerations were discussed, there was no clear decision on what revisions were to be made. This special Council meeting is to obtain Council direction on revisions to the camping trailer regulations for Version 3. Once the third version is prepared, it will be made available for public review and input.

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## 2. Process to Date

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- January 13 2026 – Planning Advisory Committee (PAC) made recommendations on regulating camping trailers
- January 22 2026 – PAC recommendations presented to Council, Council decided to proceed with PAC's proposed regulations
- March 23 2026 – Special Council meeting to review Version 1 of draft Zoning By-law
  - April 1 2026 – Special Council meeting to review Version 1 of draft Zoning By-law pt. 2
  - April 7 2026 – Council meeting review of Version 2 draft Zoning By-law
- April 23 2026 – Public Open House on Version 2 draft Zoning By-law regulations
- May 14 2026 – PAC reviewed public comments and provided recommended revisions
- May 19 2026 – Council meeting discussion on public comments and PAC recommendations
  - Current – Special Council meeting to establish Version 3 camping trailer regulations
- June 3 2026 – Version 3 draft Zoning By-law posted
- June 23 2026 – Statutory Public Meeting of Council for public

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### 3. Comparable Municipalities

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Most of the nearby comparable municipalities do not allow trailers on vacant lands and the maximum number of trailers any of these municipalities allow is two; French River and Killarney allow two trailers on Rural and Rural Residential lots, while Espanola allows two trailers on a Rural lot over 1 hectare.

Municipality	# Permitted on Vacant Land	# Permitted on Land with a Dwelling
North Bay	0	0
Sudbury	0	0
French River	0	1-2
Killarney	0	1-2
St.-Charles	0	1
Timmins	0	0
Callander	0	0
Elliot Lake	0	0
Espanola	2	1-2
Powassan	0	0
Seguin	0	0
Magnetawan	1	1
Kirkland Lake	1	1
Strong	1	1

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### 4. Revised Draft Regulations

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Based on input from the public, Planning Advisory Committee, and Council’s May 19<sup>th</sup> discussion, the below revisions have been drafted for Council’s consideration. Language that’s proposed to be added is shown in green, and words being removed are shown in red.

#### 4.26.1 Storage of Recreational Vehicles:

- a) There shall be no maximum number of recreational vehicles stored outdoors on a lot in the Rural Residential (RR), Rural (RU) or Agricultural One (A1) zones provided that:
  - i. No unlicensed, dilapidated or unserviceable recreational vehicles shall be permitted;
  - ii. No recreational vehicles shall be situated closer than 3 metres to any side or rear lot lines;
  - ~~iii.~~ No recreational vehicles ~~shall be located closer to the front lot line than the established building line;~~
  - iv. ~~Where no building line has been established, no recreational vehicles~~ shall be situated in the required front yard; and
  - v. No storage of recreational vehicles shall be for the purpose of remuneration.
  - vi. Notwithstanding v), the storage of recreational vehicles for remuneration shall be permitted only as part of a permitted self storage facility, or as a home-based business which complies with section 4.12 in the Rural (RU) and Agricultural One (A1) zones.

- b) The outdoor storage of recreational vehicles is permitted in the on a lot in a Residential One (R1), Residential Two (R2), Residential Three (R3), Residential Four (R4), or Shoreline Residential (SR) zone, provided that:
  - i. No more than three (3) recreational vehicles are permitted to be stored outside;
  - ii. No recreational vehicle shall be stored on a lot which does not contain a principal dwelling, **except for in the Shoreline Residential (SR) zone, which shall have a limit of two (2) camping trailers stored on a lot;**
  - iii. No recreational vehicle shall be owned by someone other than an owner or occupant of the lot;
  - iv. No recreational vehicle which is not licensed, in good repair and serviceable condition shall be permitted;
  - v. No recreational vehicle shall be situated closer than 1.5 metres to any side or rear lot lines;
  - vi. No recreational vehicle shall be situated **in the required front yard unless it is situated in a driveway and is no closer than 3 metres to the street line** ~~closer to the front lot line than the established building line of the principal dwelling;~~ and
  - vii. No recreational vehicle shall be stored for the purpose of remuneration.

**4.26.2 Occupancy of Camping Trailers:**

- a) No camping trailer shall be **used as a primary residence** ~~occupied~~ in any zone between November 30<sup>th</sup> and April 15<sup>th</sup> of the following year ~~for living, eating or sleeping purposes.~~
- b) No camping trailer shall be permanently situated on a lot unless adequate sanitary services are provided in the form of a Class 4 septic system, or a privy or outhouse constructed and maintained in accordance with the Ontario Building Code.
- c) **No camping trailer shall be permanently situated on a lot unless an adequate grey water disposal is provided in the form of a Class 2, Class 4, or Class 5 system, constructed and maintained in accordance with the Ontario Building Code.**
- d) On a vacant lot zoned Shoreline Residential (SR), Rural Residential (RR), or Rural (RU), no camping trailer shall be located closer to any lot line than the minimum required setbacks for the principal use permitted in the applicable zone;
- e) On a lot which contains a principal dwelling in the Residential One (R1), Residential Two (R2), Shoreline Residential (SR), Rural Residential (RR), Rural (RU), and Agricultural One (A1) zones, every camping trailer shall be located in accordance with the minimum setbacks set out in section 4.26.1.
- f) **No lot shall exceed the maximum number of trailers as set out by table 4.3 below:**

<b>Zone</b>	<b>1ha or Less Vacant</b>	<b>1ha or Less With Dwelling</b>	<b>Over 1ha Vacant</b>	<b>Over 1ha With Dwelling</b>
R1, R2, R3	0	0	0	0
SR	2	1	2	1
RR	2	1	4	2
A1, RU	N/A	N/A	6	6

- g) **Notwithstanding f), the maximum number of trailers does not apply to trailers which are temporarily occupied for a period of no more than 21 consecutive days, but in no case shall the number of trailers located on a property exceed 6.**

## **5. Explanation of Revisions**

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**4.26.1.a.iii** – revised to allow camping trailers to be stored in front of the dwelling, as long as it meets the minimum front yard setback. This was revised to accommodate larger properties where the house is situated significantly far back from the road while still mitigating visual impacts.

**4.26.1.b.ii** – revised to allow two camping trailers to be stored on a vacant Shoreline Residential zone. The proposed revisions allow for winter recreational use. When the trailers are not in use, they would be considered ‘stored’. This will ensure trailers can remain on site during the winter so residents have access to them for recreational and temporary use.

**4.26.1.b.vi** – revised front yard setback to allow trailers in the front yard if they are in the driveway to accommodate dwellings in town where they may not have a driveway beside the house or access to the rear yard. Minimum 3m from the street line to mitigate visual obstructions for traffic.

**4.26.2.a** – replaced ‘occupied’ with ‘used as a primary residence’ to allow for recreational, temporary use in the winter and clarify that a camping trailer cannot be used as a primary residence year-round.

**4.26.2.c** – added requirement for grey water disposal as per direction by PAC and Council to ensure safe disposal in a manner that does not negatively impact the environment.

**4.26.2.f&g** – re-introduced a maximum number of trailers per lot as per Council discussion. Trailers situated on a lot for more than 21 days are subject to the maximum number as set out in the table. Additional trailers are permitted where they are located on the lot for up to 21 days, but in no case shall the number of total trailers, temporary and permanent, exceed 6. These limits would not apply to special events (e.g., family reunions, weddings). Shoreline Residential limits have been designed to align with permitted number of dwelling units. Any request to exceed the number of trailers set out in this table would require a minor variance or zoning by-law amendment.

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## **6. Conclusion**

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Staff are seeking Council’s input on the above revisions and any other amendments to the camping trailer regulations. Version 3 will be drafted based on Council’s directions and will be presented at the next Council meeting. After Council reviews Version 3, the document will be made publicly available for review and comments.