

REBUILDING

Recreation Vehicle Use for Temporary Housing

Zoning Amendment

Temporary Use Permits

March 24, 2026

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Purpose:



1. Introduces two zoning amendment bylaws required to advance opportunities and accommodate temporary housing for residents and the construction workforce; and
2. Requests support from Council of preparing a Temporary Use Permit (TUP) application for a small Recreation Vehicle park to be located on the south end of 45S River Road, which will also require amending the Village's lease on adjacent lands owned by Canadian National Railway.



Background:

On October 28, 2025, Council directed staff to: *“explore Options 2, 3 and 4 as described in the October 25, 2025, Interim Housing Strategy 2026-2027 specific to legal considerations, private interests or partnerships, title leases, timing, operations, facility design and servicing standards”.*

- #2: Amend the zoning bylaw to permit Recreational Vehicles (RVs) on properties that have a current Building Permit.
- #3: Consider Temporary Use Permits on residential properties to accommodate multiple RVs.
- #4: Develop a RV Park for short term workforce, then transition to a permanent RV Park.

This report provides additional information and recommendations in pursuing the three options.

INTERIM HOUSING

1. Permit Recreational Vehicles with Building Permit.

Many municipalities permit the temporary use of Recreational Vehicles (RVs) on properties that have a current Building Permit.

To accommodate this initiative, staff have prepared Zoning Amendment Bylaw (Temporary Housing) No. 776, 2026 which includes:

- A definition of “Recreational Vehicle”:
- Permit the temporary use of a *Recreational Vehicle* in the following zones: RR (Rural Resource), R1 (Low Density Residential), R2 (Multi-Unit Residential), C1 -General Commercial), C1 (Highway Commercial) and C3) Service Commercial, subject to the conditions noted.

Recreational Vehicles Use Conditions:

- *be connected to and in accordance with municipal servicing requirements for water and sanitary connections.*
- *cease being used for temporary residential use (and connected to municipal services) no later than 30 days following receipt of the permanent dwelling receiving final approval of the Building Permit.*
- *be maintained to accommodate removal on short notice with the mobility apparatus operational.*
- *not have any structures, or aftermarket enclosures or awnings attached to the Recreational Vehicle.*
- *not be used for nightly commercial accommodation, other than the property owner or the contractors working to fulfill the Building Permit.*
- *be located with the defined setbacks of the Zoning Bylaw.*
- *Proof of current tire and trailer insurance is required.*
- *provide **safety declaration** which ensures compliance with standard safety regulations including functioning smoke and carbon monoxide alarms*

INTERIM HOUSING

2. Designate Temporary Use Permits (TUPs) Areas

- Permitting more than one RV on a property by allowing TUPs.
- To enable a TUP to be processed in the Village, the Official Community Plan or Zoning Bylaw shall designate areas where temporary uses may be allowed, as well as specify general conditions regarding the issue of a TUP.
- In 2023 Village suspended the guidelines within the Official Community Plan for Part 6 Temporary Commercial and Industrial Permit Areas (TCIP). The TCIP designation was the precursor to the current TUP, as referenced in the *Local Government Act*. The map designating the TCIPs was never recovered, and the TCIP guidelines are no longer consistent with more recent provincial legislation governing TUPs.

INTERIM HOUSING

3. Designate TUP Areas

- For the Village to enable TUPs applications the suspension should be rescinded (to avoid confusion)
- Zoning Bylaw (the *Local Government Act* allows the designation in the Zoning Bylaw or the OCP) amended to permit TUPs within Village boundaries.
- The designation be Village-wide during rebuilding to reduce the approval times in the future. TUP approvals continue to have notification requirements and Council consideration.
- The re-introduction of the TUP designation, in accordance with both the *Local Government Act* and the *Community Charter*.
- The legislation also provides direction on the TUP “conditions”.
- Schedule 5 of Village’s Development Approval Procedures Bylaw No. 731, 2023 includes the Temporary Use Permit Application requirements and processing procedures.

INTERIM HOUSING

4. Develop “beta” RV Park for short term workforce

- staff are currently reviewing the potential for a small Recreational Vehicle cluster adjacent to the north side of Lytton Creek (on Village and CN property) in Hobo Hollow.
- A riparian assessment has been completed, and a site plan drafted
- Intent to accommodate the Village contractors that are working on servicing improvements and the rebuilding of the Village Office.
- The property is currently zoned P1, which does not permit RV use.
- Village to initiate a TUP application to permit the proposed uses. Council will consider this TUP at a subsequent meeting of Council and assign appropriate conditions for this temporary use.

INTERIM HOUSING

Develop “beta” RV Park for short term workforce



INTERIM HOUSING

Recommendations

THAT Council consider giving first and second reading of Zoning Amendment Bylaw (Temporary Housing) No.776, 2026;

THAT Council rescind the first paragraph of Resolution 23-079 of Council dated April 12, 2023, which states:

- *THAT the requirement for Permits pursuant to the Official Community Plan Bylaw No. 475, Part 5.1 Development Permit Areas and Part 6 Temporary and Industrial Permit Areas be suspended until Schedule C (Development and Temporary Commercial Industrial Permit Areas) can be reproduced or reconsidered by Council”.*

INTERIM HOUSING

Recommendations

THAT Council consider giving first and second reading of Zoning Amendment Bylaw (Temporary Use Permits) No.777, 2026;

THAT Council direct staff to schedule a public hearing;

AND THAT Council direct staff to submit a Temporary Use Permit application for the purposes of a Recreational Vehicle park located on the southern portion of 45S River Road, immediately north of Lytton Creek, and request that Canadian National Railway amend Lease #3047065 to permit a Recreational Vehicle park use.

