



## Recreational Vehicles in the RDCO

### [What is a Recreational Vehicle? Zoning Bylaw No. 871](#) and [Joe Rich Rural Land Use Bylaw \(RLUB\) No. 1195](#) define a

recreational vehicle as a vehicle intended as a temporary accommodation for travel, vacation, or recreational use and includes travel trailers, motorized homes, slide-in campers, chassis-mounted campers, and tent trailers. Recreational vehicles also include seadoos and other personal watercraft, all-terrain vehicles, snowmobiles, and boats. Recreational vehicles do not include park model trailers which is defined as a trailer-type vehicle designed to facilitate relocation and intended to provide accommodation.

### [Can I Have a Recreational Vehicle on my Property?](#)

The land use designation or zoning of a parcel determines whether a recreational vehicle is permitted on a specific property. Please use the RDCO GIS mapping application found on the [RDCO website](#) to determine a parcel's zoning or land use designation.

Refer to *Table 1: Where Recreation Vehicles (RV) are Permitted* on the next page for more information.

### [Parking/Storage of a Recreational Vehicle](#)

Under [Zoning Bylaw No. 871](#), parcels zoned R or R3 prohibit the exterior storage or parking of more than one unlicensed recreational vehicle. Parcels zoned RU or A1 prohibit more than four unlicensed recreational vehicles from being parked or stored. There is no limit on the number of recreational vehicles that can be parked or stored on parcels zoned I or C4.

Under the [Joe Rich RLUB No. 1195](#), LH, RA, SH-1, and SH-2 prohibit more than one unlicensed recreational vehicle from being parked or stored on a property. RTC have a maximum of 24 recreational vehicles that can be parked or stored. For C-101 there is no limit on the number of recreational vehicles parked/stored on a property.

### [Where Can I Occupy my Recreational Vehicle?](#)

Under [Zoning Bylaw No. 871](#), occupancy of a recreational vehicle is permitted on R zones for a maximum of 10 days per month. Zones C5, C7, and C8 permit recreational vehicle occupancy for periods less than one month. A recreational vehicle may also be occupied to accommodate an agricultural worker on A1, RU1, and RU2 zones. Most other zones only permit recreational vehicle storage and parking, not occupancy.

Under [Joe Rich RLUB No. 1195](#), occupancy of a recreational vehicle is permitted on LH, RA, SH-2, SH-1, CR and RTC land use designations for a maximum period of 10 days per month. Occupancy of a recreational vehicle is allowed on C-101 land use designation for periods less than one month.

### [Recreational Vehicles in the Agricultural Land Reserve](#)

Recreational vehicles can be parked and occupied on parcels located in the Agricultural Land Reserve (ALR) for the purpose of providing a dwelling for an

agricultural worker. If applicable, the completion of a successful Agricultural Land Commission (ALC) application is required. For more information, please contact the ALC directly at 604-660-7000 or [www.alc.gov.bc.ca](http://www.alc.gov.bc.ca)

**Can I use a Recreational Vehicle as a Dwelling Unit if I Have a Valid Building Permit?**

According to [RDCO Building Bylaw No. 835](#), the provision to use a recreation vehicle as a temporary building is contingent on all of the following:

- Active construction of the dwelling is occurring with footing and foundation already poured. Active construction does not refer to excavating and site preparation.
- A building permit has been issued for single-family dwelling (SFD) construction.

- A building permit must be applied for and issuance of the temporary building (Recreational Vehicle) and will expire one year from the issue date of the SFD building permit.

**Short Term Campsite Spaces**

Some zones in the RDCO permit short term camping. These zones include C5, C7, C8 and in Joe Rich land designation C-101. These areas are intended to be used for holiday trailers, motor homes, tents, campers, and similar recreational vehicles. Short term campsites can only be occupied for a maximum of one month. Campsites cannot be used for year-round living.

**Important Resources**

If you have additional questions about the use of recreational vehicles on your property refer to the [RDCO Zoning Bylaw No. 871](#) and [Joe Rich RLUB No. 1195](#) or contact the Community Services staff at [planning@rdco.com](mailto:planning@rdco.com).

For inquiries related to rezoning or property development projects an applicant can book an appointment with a planner using the Planning Applications tab found on the [RDCO website](#).

**Table 1: Where Recreational Vehicles (RV) are Permitted**

Applicable Restrictions	Zoning Bylaw No. 871							Joe Rich RLUB No. 1195			
	R	R3	RU*	RU	A1*	A1	I, C4	C5, C7, C8	LH, RA, SH-2, SH-1, CR	RTC	C-101
<b>RV Storage/Parking</b>											
Lot must contain a dwelling unit	✓	✓	✓	✓					✓	✓	
RV length must be less than 12.2m (40')	✓	✓	✓		✓						
Permitted number of unlicensed cars, trucks, RVs, park model trailers, or commercial vehicles <b>parked</b> or <b>stored</b> per lot	1	✓	✓						✓		
	4			✓	✓	✓	✓				
	Refer to Bylaw						✓	✓		✓	✓
<b>RV Occupancy</b>											
Less than 10 days per month	✓								✓	✓	
Less than one month								✓			✓
<b>Other Accommodation</b>											
Temporary agricultural worker/ household dwelling ( <b>RU1, RU2, A1 ONLY</b> )			✓	✓	✓	✓					

\*Lots less than 0.5 ha (1.235 acres)

Land within the Agricultural Land Reserve has additional restrictions as per the Agricultural Land Commission

R Zone includes: R1, R1M, RMP, R2, RC1, or CD-1(A). R3 Zone includes: R3A, R3B, R3C, R3D, CD-1(B), or CD-1(C).

RU Zone includes: RU3, RU4, RU5, RU6, RU7. I Zone includes: I1, I2, I3, I4, I4A, I5