



Corporate Report

Report from Planning & Development Services, Implementation

Date of Report: December 11, 2012 **Date of Meeting:** January 7, 2013

Report Number: PDS-005-2013 **File:** 60.35.1 Vol. AAF

Subject: Amendment to Zoning Area By-law 6609 (Zone 8), to Remove Regulations for Recreational Vehicles on Residential Lands
Applicant: City of St. Catharines

Recommendation

That Council refer to City Council for consideration after the public meeting scheduled for January 21, 2013, the report from Planning and Development Services, Implementation, dated December 11, 2012, regarding a proposed amendment to Zoning Area By-law 6609 (Zone 8) to remove the regulations for recreational vehicles, including quantity, length/height and location, on residentially zoned properties. FORTHWITH

Staff Recommendation

That Council approve an amendment to Zoning Area By-law 6609 (Zone 8) as follows:

1. Section 4(7) of By-law 6609 be deleted in its entirety;
2. Removing the words "notwithstanding the provisions of subsection (7)" from Section 4(8); and

That the Clerk be directed to make the necessary Notice of Decision required by the Planning Act, R.S.O, 1990, c.P.13, as amended; and

That the City Solicitor be directed to prepare the necessary By-laws to give effect to Council's decision; and further

That upon expiration of the appeal periods, the City Clerk be directed to forward applications to the Ontario Municipal Board for approval of the proposed zoning by-laws, if any appeals are received.

FORTHWITH

Summary

This report is provided in response to Council's direction to staff to initiate an amendment to the Zoning By-law for Zone 8 to consider the removal of restrictions on the parking and storage of recreational vehicles (including boats and trailers).

Background

At its regular meeting on September 24, 2012, Council directed staff to initiate an amendment to the Zoning By-law for Zone 8 to consider the removal of restrictions on the parking and storage of recreational vehicles (RVs). An excerpt of the minutes from the September 24, 2012 meeting is attached as Appendix 1. For the purposes of this report, RVs includes travel trailers, camper trailers, pick-up campers, motor homes, utility trailers and boats.

As part of the public consultation for the zoning amendment, staff also sought input on whether recreational vehicles should be regulated throughout the City, and if so, to what extent. On November 13, 2012, Planning Services staff hosted an open house to discuss the zoning amendment. Considered zoning approaches included:

1. removing the regulations in Zone 8, and
2. obtaining comments to determine whether there should be a city wide regulation.

Comments from the open house are outlined in the Open House section of this report. In response to the feedback received at the open house, at its regular meeting on November 26, 2012, Council directed that Zone 8 be considered the same as all other zone areas within the City, and that the restrictions in Zone 8 not be extended to other areas of the City. An excerpt of the minutes from the November 26, 2012 meeting is attached as Appendix 2. To this end, staff has proceeded with the scheduled public meeting date. Council's decision on regulations pertaining to RVs city wide will be carried over to the comprehensive zoning by-law which is being prepared.

Council should be aware that it was never staff's intent to extend the Zone 8 restrictions to other areas of the City. Staff was seeking input on whether any restrictions should be considered throughout the City. This question was in response to routine concerns from residents regarding the parking of oversized RVs on residential properties.

Report

Site Analysis

- a) Location:
The lands are located in the Glenridge and Glendale area, as illustrated in Appendix 3.
- b) Existing Land Use:
The lands impacted by the proposal are zoned and used for residential purposes (zoned Residential 'A'). These lands are referred to as "the lands" throughout this report.
- c) Garden City Plan
The lands are designated Neighbourhood Residential in the Garden City Plan (GCP). The Neighbourhood Residential designation is intended to provide "...a full range of housing opportunities, types, form and density to

help accommodate projected growth; and to support a wide variety and choice of housing to provide accessible, affordable, adequate and appropriate housing for all socio-economic groups.” There are no policies in the GCP specific to the storage or parking of RVs on residential properties. No amendment to the GCP is required.

d) Existing Zoning

The lands are zoned for residential purposes as Residential ‘A’ by Zoning By-law 6609, as amended (Zone 8). The Residential ‘A’ zone permits single detached dwellings and uses accessory thereto. The storage of RVs on a residential lot is considered as an accessory use to the dwelling, and therefore is a permitted use.

Circulation Comments

The purpose of the application is to amend the zoning by-law to remove the Zone 8 regulations for RVs, including quantity, length/height and location.

The application was circulated to all appropriate City departments and agencies for their comments and/or requirements. No objections were received. The following comments were offered:

- Regional Development Services staff advises that the proposed amendment does not affect any Provincial or Regional policies. Although the Region is not opposed to the approval of the application, they advise that from a public health and safety perspective, recreational vehicles cannot be used for human habitation while parked on residential properties. In addition, the parking of recreational vehicles/trailers, etc. near a Regional road should not result in safety issues (i.e. from a visibility perspective). These comments are further discussed in the Planning Considerations section of this report.
- The Traffic Section of Transportation and Environmental Services advises that vehicles, of any type, must be parked entirely on private property, and no portion of the vehicle can extend into the municipal right-of-way. Further, vehicles cannot be parked on streets. These comments are further discussed in the Planning Considerations section of this report.

Open House

A public open house was hosted by staff on November 13, 2012. The purpose of the meeting was to present the proposal and allow for an opportunity for questions to be asked and comments to be received by City staff before decisions are made on the matter. The open house was intended to seek input on:

1. the removal of the Zone 8 regulations, and
2. restrictions, if any, on RV storage on residential lots through the entire City.

One-hundred and twenty eight (128) people signed in at the open house. Additional people were also outside of the meeting room looking at presentation boards and speaking with staff. The response at the public open house was overwhelmingly opposed to a city wide regulation to restrict the parking of recreational vehicles on residential lots, and support for removing the existing regulations in Zone 8. A summary of the discussion is provided in Appendix 4. Seven-hundred and eighteen

(718) people also responded to an online survey, and similar responses were received.

Generally, people expressed the following concerns regarding regulations for RVs on residential lands:

- Paying for off-site storage in addition to paying taxes is onerous;
- The cost of off-site storage may preclude people from having a trailer;
- Insurance costs increase if RVs are stored off-site;
- The frequency of use makes it inconvenient to store RVs off-site;
- Personal limitations may prevent people from accessing off-site storage;
- Off-site storage facilities are not secure and RVs may be damaged;
- Preparation activities at the beginning and end of the season take time and are not permitted in off-site storage facilities.

People also expressed concern that many of the “snowbirds” leave for the winter in early November, and could not attend the open house to provide input on whether the storage of recreational vehicles should be regulated by the Zoning By-law. Moving forward, it should be noted that, at the open house in response to this concern it was stated that further meetings would be held and that this issue also would be considered as part of the comprehensive zoning by-law review. However, based on Council’s direction on November 26, 2012, staff have proceeded with this report and the public meeting in accordance with the Planning Act.

Council had directed staff to not impose the Zone 8 regulations to other areas of the City. This report addresses only the removal of RV regulations from Zone 8. There is no recommendation relating to other areas of the City since there is no proposed change to the Zoning By-law.

Planning Considerations

Provincial Policies

The Provincial Policy Statement (PPS) contains policies that speak to sustaining healthy, liveable and safe communities through a variety of initiatives. The PPS does not contain policies specific to parking and storage of RVs. The proposal to remove the regulations for Zone 8 does not conflict with the policies in the PPS.

Garden City Plan (GCP)

Similarly, the Neighbourhood Residential land use designation of the GCP does not include specific policies regard the parking and storage of RVs. The GCP policies reflect the need to provide choice to residents balanced with urban design and neighbourhood aesthetics as a collective aim. Currently, Zone 8 is the only area of the City where parking and storage of RVs is regulated by the Zoning By-law. The proposal to remove the regulations in Zone 8 will provide parking and storage opportunities equal to all other areas of the city. The proposed zoning amendment is considered by staff to conform to the policies in the GCP. No GCP amendment is required.

Zoning

Currently, the quantity, length/height and location of RVs are only regulated in Zone 8 (Appendix 3). Zone 8 regulations permit owners and occupants of a residential lot to store or park one boat not exceeding 7 metres (23 feet) in length or 2.4 metres (8 feet) in height, with or without boat trailer; and one recreational vehicle, which includes travel trailers, pick-up campers, permanently mounted campers, tent trailers, motorized homes, and utility trailers. The By-law for Zone 8 further regulates the location of such vehicles on the lot, depending on the type of residential use. Combined, these regulations essentially prohibit parking of recreational vehicles on most lots in Zone 8 because of their size. This is an issue because the other zoning by-laws covering the balance of the City do not include regulations that restrict the size or location of recreational vehicles on residential lots.

Human Habitation

Currently, human habitation of recreational vehicles is prohibited. The removal of RV parking and storage regulations in Zone 8 does not extend to permissions for human habitation of RVs. Human habitation of RVs will continue to be prohibited in Zone 8 for health and safety reasons.

Traffic By-law

Concerns and comments received regarding safety issues (i.e. visibility), are largely addressed currently through the City's Traffic By-law. The Traffic By-law regulates the location of any vehicle, including RVs, relative to the street or sidewalk.

Specifically:

- Where there is no sidewalk, parking is prohibited within 1 metre (3.3 feet) of the road shoulder (where there is no curb) (Appendix 5);
- Where there is no sidewalk, parking is prohibited within 3 metres (9.8 feet) of the edge of the roadway (where there is a curb) (Appendix 6);
- Where there is a sidewalk, parking is prohibited within 30 cm (11.8 inches) of the sidewalk and between the sidewalk and the roadway (Appendix 7).

In addition, vehicles must be parked entirely on private property and no portion of the vehicle can extend into the City's right-of-way. Combined, these provisions ensure that vehicles, including RVs, are set back to allow adequate visibility.

Second Planning Opinion Advisory

Should Council consider not supporting the Staff Recommendation, Council is advised to defer its decision until such time as a second planning opinion from an outside consultant be obtained. In the event the second planning opinion is supported by Council, and Council makes a decision based on that second planning opinion, and if and when the matter should be heard before the Ontario Municipal Board, then the planner who has provided the second opinion shall be retained for the purposes of a hearing before the Ontario Municipal Board.

In accordance with established procedures, the date for the public meeting is provided in the recommendation and notices for the public meeting have been circulated.

Financial Implications

Not applicable.

Conclusion

The removal of zoning regulations for parking and storage of recreational vehicles in Zone 8 will create uniform zoning across the City for RVs. The current Zone 8 regulations are considered onerous in comparison to other areas of the City. Since vehicles of any type must be parked on private property and the City's Traffic By-law regulates the location of any vehicle, including RVs relative to the street or sidewalk, it is appropriate to remove the zone restrictions pertaining to RV parking in Zone 8.

Submitted by:

Judy Pihach, MCIP, RPP
Manager of Planning Services

Prepared by:

Britney Williamson
Planner I

Approved by:

James N. Riddell, MPI, MCIP, RPP
Director of Planning and Development Services

~~provide adequate space for skating and other public events, without the costly retrofitting that is required to construct an ice rink in an existing facility or park. As such, one suggested is that an outdoor ice rink should be considered with future infrastructure projects in the downtown, such as the development of a civic square.~~

b) Outdoor ice rink should be considered for another location

The capital costs that were calculated for this report are specific to the existing conditions and work that would be required for Montebello Park. Two of the larger components of these costs are winterizing the caretaker's shed and washrooms and the regrading and under-draining the lawn area. If Council is interested in constructing an AIR within an existing park, selection of a park site that already has winterized public washrooms within a comfortable walking distance and that has a flat asphalt area (such as a tennis or basketball court) should be considered in an attempt to minimize capital costs.

c) Increase the number of free public skates at existing facilities

Outdoor ice rinks are often desired by residents as these facilities provide an opportunity for free, non-structured public skating. If this is the demand in St. Catharines, opportunities to meet this demand through existing facilities should be explored. This could include approaching corporate sponsor to provide additional free skating hours. The demand for public skating could be further researched through an updated Recreation Facility Master Plan.

Financial Implications

The 2012 Capital Budget and Four Year Forecast includes numerous infrastructure projects pertaining to Recreation and Community Services. The forecast which was approved June 11, 2012 did not include an AIR project. With the number of capital projects in the forecast, there is very little room for additional projects as existing infrastructure programs must also be maintained.

Conclusion

This report provides information in response to a proposal for an AIR in Montebello Park including Capital and Operational costs, possibilities for generating revenue, options for funding from both levels of government, the economic impact for locations, and the impact on the neighbourhood. Given the potential impact on operations and the annual festivals held in Montebello Park, it is not recommended that Council approve the request for a seasonal ice rink in Montebello Park.

Item No. 512

Report from Planning & Development Services, Implementation

Date of Report: September 12, 2012

File: 60.35.11 Vol. C

Subject: Zoning By-law Regulations for Recreational Vehicles (including Boats and Trailers) on Residential lands

MOVED BY COUNCILLOR HARRIS

That Council receive the report from Planning and Development Services, dated September 12, 2012, regarding zoning by-law regulations for recreational vehicles (including boats and trailers) on residential lands; and

That staff be directed to initiate the process for a public meeting to discuss the removal of the restrictions in Zone 8 as it pertains to recreational vehicles.

CARRIED FORTHWITH

Recommendation

That Council receive the report from Planning and Development Services, Implementation, dated September 12, 2012, regarding Zoning By-law Regulations for Recreational Vehicles (including Boats and Trailers), for information purposes.
FORTHWITH

Summary

The report responds to a request from Councillor Harris for clarification regarding zone regulations for recreational vehicles. For the purposes of this report, staff have included boats and trailers as similar to recreational vehicles. This report will clarify the regulations currently in place. The report also addresses potential regulations for the new zoning by-law to be considered by Council in 2013.

Report

Recreational Vehicles Only Restricted in Zone 8

Currently, there are eleven (11) different zone area by-laws in the City, nine (9) in the urban area and two (2) in the agricultural areas. Throughout most of the City, the zoning by-laws do not address recreational vehicles at all. There are no restrictions on the size, location or number of recreational vehicles, boats, trailers, etc., which are stored or parked on a residential lot.

Zone 8, as shown in Appendix "F", is the exception. In Zone 8, there are regulations which restrict the size and location where these types of vehicles may be parked on residentially zoned lands.

In Zone 8, one recreational vehicle and one boat (under 23 feet in length or 8 feet in height) is permitted per residential lot with a single or semi-detached dwelling, providing it is in a carport or garage or located in the rear yard or side yard not closer to the street than the house. A recreational vehicle is not permitted in the driveway in front of the dwelling, nor is it permitted anywhere in the front yard. On the few lots where there is sufficient access to the rear yard, the recreational vehicle must also be at least four (4) feet away from any lot line where the neighbour's house has doors or windows facing the lot line. The recreational vehicle, when stored outside in a rear yard, is included in building coverage. These regulations largely ban recreational vehicles in Zone 8.

This regulation creates confusion and frustration for staff, Council and residents. It is just one example of problems with the existing zoning by-laws which are being addressed in the new zoning by-law.

New Zoning By-law To Establish Equitable Regulations

The new zoning by-law is intended to permit the parking and storage of recreational vehicles providing there is some limitation on the size, scale, and proportion. Recreational vehicles that reflect a scale that is similar to that of a standard car or truck are intended to be permitted. The parking or storage of recreational vehicles is intended to be permitted in typical parking areas (garage, carport, driveways, but not yard or lawn areas). For example, the new zoning by-law may prohibit any recreational vehicle greater than 7.5 metres (25 feet) in length. Large motor homes, for example, may exceed this limit and would be prohibited accordingly. Staff is aware that large motor homes are often temporarily stored in driveways to prepare them for trip departure (temporarily meaning a few days, as opposed to a few weeks), and this is a reasonable exception, in staff's opinion.

The actual zone provisions regulating recreational vehicles have not yet been finalized by staff. A draft of the new zoning by-law will be presented to the public in a variety of open house sessions in the spring of 2013. The public will have ample opportunity to review and comment on the specific zoning provisions addressing recreational vehicles, as will Councillors. Staff will be reviewing the public input on this matter and reviewing the zone provisions prior to a final recommendation to Council in the fall of 2013.

Staff recognize that the Zone 8 restrictions are unique for that area. The new zoning by-law will ensure that zone regulations apply uniformly throughout the City.

Financial Implications

Not applicable.

Conclusion

Recreational vehicles on residential properties are severely restricted only in Zone 8. The new zoning by-law will address this by establishing universal regulations for land uses across the City including the storage and parking of recreational vehicles on residential lands. Council will be considering the new zoning by-law in 2013.

Item No. 513

File: 35.60.99

Discussion: In Camera Report Request

MOVED BY COUNCILLOR WILLIAMSON

That staff be directed to prepare an In Camera report on the information provided, pursuant to By-law 2007-311, Section G5.3(b), personal matters about an identifiable individual, including municipal or local board employees.

CARRIED FORTHWITH

Item No. 514

File: 35.2.2, 35.31.4

Discussion: Resolution Regarding Request for Support for Installation of Rooftop Solar Panels

MOVED BY COUNCILLOR SISCOE

SECONDED BY COUNCILLOR STACK

WHEREAS the City of St. Catharines Sustainability Strategy supports renewable energy options; and

WHEREAS the Garden City Plan encourages and supports alternative and renewable energy sources developed in accordance with Provincial and Federal legislation, policies and regulations; and

WHEREAS the Provincial Feed-In Tariff (FIT) 2.0 program encourages the construction and operation of rooftop solar projects; and

WHEREAS one or more projects may be constructed and operated in the City of St. Catharines; and

WHEREAS pursuant to the rules of the FIT 2.0 program, released August 10, 2012, priority points will be awarded to those projects in municipalities where the local government has expressed formal support in the form of a Municipal Council Support Resolution;

Yeas: Councillors Phillips, Secord, Stack, Stevens, Williamson, Burch, Dodge, Elliott, Kushner and Mayor McMullan

Nays: Councillors Siscoe and Harris

Carried Forthwith

3.7. Planning & Development Services, Implementation, Zoning By-law Amendment regarding Recreational Vehicles (including Boats and Trailers) on Residential Lands-Update

Moved By: Councillor Harris

That Council receive for information purposes the report from Planning and Development Services, Implementation dated November 14, 2012, regarding the proposed Zoning By-law amendment for recreational vehicles (including boats and trailers) on residential lands; and

That Council endorse the removal of the present Zone 8 restrictions in this regard; and

That Zone 8 be considered the same as all other current areas within the City.

Moved By: Councillor Kushner

That the restrictions in Zone 8 not be extended to other areas of the City. FORTHWITH

Yeas: Councillor Kushner, Phillips, Secord, Siscoe, Stack, Stevens, Williamson, Burch, Dodge, Elliott and Mayor McMullan

Nays: Councillor Harris

Carried Forthwith

Council considered the Main Motion:

Yeas: Councillors Siscoe, Stack, Stevens, Williamson, Burch, Dodge, Elliott, Harris, Kushner, Phillips, Secord and Mayor McMullan

Nays:

Carried Forthwith

3.8. Corporate Support Services, Clerks
Appointments to the Mayor's Youth Advisory Committee

Moved By: Councillor Stack

That Council appoint Ashleigh Shadadert, Cara Dinall, Daniel Phillipson, Elizabeth Martin, Faye Campbell, Grant Leemet, Ignatij Kuznyetsov, Shabana Jamani, Jielin Lu, Justine Mambella, Keira Robinson, Kurtis Hubert, Mia Mambella, Peter Malik, Rosie DiMatteo and Trystan Landry to the Mayor's Youth Advisory Committee; and



CITY OF
ST. CATHARINES

Corporate Report

Report from Planning & Development Services, Implementation

Date of Report: November 14, 2012 **Date of Meeting:** November 26, 2012

Report Number: PDS-662-2012 **File:** 60.35.1 Vol. AAF

Subject: Zoning By-law Amendment regarding Recreational Vehicles (including Boats and Trailers) on Residential Lands- Update

Recommendation

That Council receive for information the report from Planning and Development Services, Implementation, dated November 14, 2012, regarding the proposed zoning by-law amendment for recreational vehicles (including boats and trailers) on residential lands.

Background

In response to a request from Councillor Harris for clarification on zone regulations for recreational vehicles, Council, at its regular meeting on September 24, 2012, directed staff to initiate an amendment to the zoning by-law for Zone 8 to consider the removal of restrictions on the parking and storage of recreational vehicles. An excerpt of the minutes and the staff report from the September 24, 2012 meeting is attached as Appendix "1".

Currently, the quantity, length / height and location of recreational vehicles are only regulated in Zone 8 (Appendix "2"). Zone 8 regulations permit owners and occupants of a residential lot to store or park one boat not exceeding 7 metres (23 feet) in length or 2.4 metres (8 feet) in height, with or without boat trailer; and one "recreational vehicle", which includes travel trailers, pick-up campers, permanently mounted campers, tent trailers, motorized homes, and utility trailers. The By-law for Zone 8 further regulates the location of such vehicles on the lot depending on the type of residential use. Combined, these regulations essentially prohibit parking of recreational vehicles on most lots in Zone 8. The other zoning by-laws covering the balance of the City do not include regulations that restrict the size or location of recreational vehicles on residential lots.

Report

This inconsistency was the basis for the motion by Councillor Harris and the ultimate Council direction to staff to undertake a zoning amendment. In addition to Zone 8, staff has initiated a zoning amendment process for the entire city to explore this issue. While the zoning by-laws do not place restrictions pertaining to

recreational vehicles in other parts of the city, staff frequently receive complaints from residents and concerns from Councillors regarding the lack of regulation of large recreational vehicles parked on residential properties throughout the City. The staff report to Council on September 24, 2012, outlined this issue. As part of this exercise, staff sought input on whether recreational vehicles should be regulated at all through the City, and if so, to what extent. It was prudent to seek public advice city wide since this issue would inevitably become a question during the comprehensive zoning by-law review process early in the new year.

On November 13, 2012, Planning staff hosted an open house to discuss the zoning amendment, including consideration for: (1) removing the regulations in Zone 8, and (2) obtaining comments and feedback to determine whether there should be a city wide regulation for recreational vehicles on residential lots.

Approximately 200 people attended the meeting and commented on the proposal. The comments received at the open house and through other media (phone calls, letters, social media, survey results, etc.) assist staff in making an informed recommendation to Council. It should be noted that the feedback received to date has been overwhelmingly opposed to a city-wide regulation to restrict the parking of recreational vehicles on residential lots. Some people noted a desire to ensure adequate sightlines are maintained, and staff advised that the provisions in the Traffic By-law largely address sightline concerns. It was also noted that many of the “snowbirds” leave for the winter in early November and could not attend the open house on November 13th. Moving forward, staff will be seeking further public input as part of the public consultation process for the comprehensive zoning by-law. These meetings will provide the “snowbirds” and anyone else with additional opportunities to participate.

Financial Implications

Not Applicable.

Submitted by:

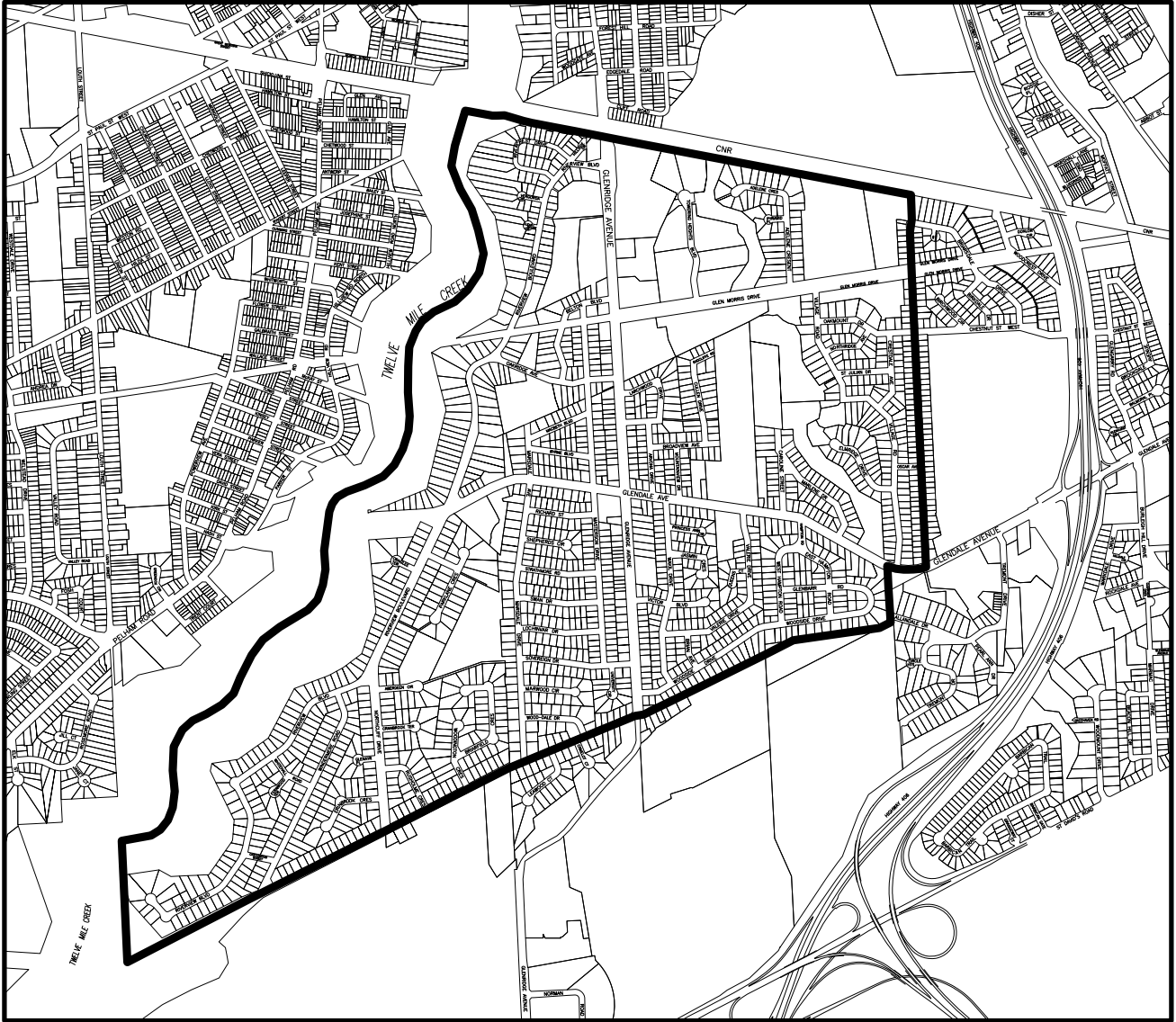
Judy Pihach, MCIP, RPP
Manager of Planning Services

Prepared by:

Britney Williamson
Planner I

Approved by:

James N. Riddell, MPI, MCIP, RPP
Director of Planning and Development Services



SUBJECT LANDS KNOWN AS
ZONE AREA 8
FILE: 60.35.1 Vol. AAF

OPEN HOUSE COMMENTS – NOVEMBER 13, 2012

- January 21st is not a fair or democratic time to hold a meeting for a city wide regulation. There are many concerned “snow birds” who are not here to defend themselves or their position.
- Why not just address Zone 8 and leave the rest of the city as is?
- Those who own recreational vehicles (RVs) find it very convenient to store on-site. If restrictions make it so that we cannot park on our property, it would require added expenses, risk of security and added inconveniences.
- For those who own recreational vehicles, there is a very real fear that added restrictions would not only mean added costs for storage, but would also mean wasted funds dedicated to allow parking on-site. Many owners have landscaped their lawns or moved to larger properties to properly store their RVs. If restrictions are put in place, it means these owners would have to devote even more money to revising landscaping, driveways, etc.
- The prices for off-site storage are high.
- Storing off-site is not just an issue of convenience. For a lot of middle-income families who have already spent thousands purchasing and maintaining trailers, the added \$500.00 would not be affordable.
- There needs to be some kind of restriction for people who charge for storing RVs.
- My sightlines have never been obstructed by my neighbours’ RVs. I do not believe that that would be an issue.
- Doesn’t the Traffic By-law oversee the sightline issue? Shouldn’t we just let the Traffic By-law handle it?
- It’s discriminatory to only apply restrictions to certain zones or areas of the city
- RVs should be allowed based on lot coverage to address sightlines and impact on neighbouring properties.
- Vandalism, theft, and property damage (i.e. dents, scrapes, tire damage, damage from wild animals) are rampant in off-site storage areas.
- There are many issues with off-site storage – security, access to the vehicles themselves, access to cleaning materials, costs, convenience, etc.
- The costs and risks of parking a boat in the marina are monumental. The focus of the proposal should be on removing restrictions in Zone 8.
- How many spaces are available off-site?
- Compensation (i.e. tax relief) should be provided by the City of St. Catharines should restrictions be put on parking recreational vehicles.
- Where properties are large enough not to cause site obstructions, recreation vehicles should be allowed.
- We don’t need regulations at all. Just eliminate the Zone 8 restrictions and leave the rest of the city the way it is.
- We pay our taxes for our land and we should be able to do what we want with it.
- There are very few secure off-site storage places. Where would all of the recreational vehicles park?

- Recreation vehicles with generators on residential properties could be used in emergency situation and are a good thing to keep in neighbourhoods.
- The City should provide a storage area if they put restrictions in our neighbourhood.
- Too costly to store elsewhere.
- Just because a few people complain is no reason to change the rules for everyone.
- Residents of Zone 8 should be able to park their vehicles wherever they choose.





