

CORPORATION OF THE TOWNSHIP OF RYERSON

BY-LAW 5-08

BEING A BY-LAW FOR LICENSING, REGULATING AND GOVERNING OF TRAILERS, MOBILE HOMES, TRAILER PARKS AND MOBILE HOME PARKS WITHIN THE MUNICIPALITY.

WHEREAS Sections 8, 9, 10, 150, 151, and 164 of the Municipal Act, 2001, authorized the Council of a Municipality to pass by-laws for the prohibiting or licensing of trailers and trailer camps;

AND WHEREAS the Council of the Corporation of the Township of Ryerson deems it expedient to pass a by-law for the purpose of licencing, regulating, governing and in certain cases prohibiting the location of trailers and trailer camps within the municipality;

NOW THEREFORE the Council of the Corporation of the Township of Ryerson hereby enacts as follows:

1. **SHORT TITLE:**

This By-law shall be known as "**THE TRAILER AND TRAILER PARK BY-LAW**".

1. **DEFINITIONS:**

In this By-Law the following words have the following meanings:

2.1 "**COUNCIL**" means the Council of the Corporation of the Township of Ryerson.

2.2 "**LOT**" means any parcel of land owned by a person or persons (including corporations) which is capable of being transferred separately from any adjoining parcel of land without subdivision consent under the provisions of the Planning Act of Ontario.

2.3 "**MOBILE HOME**" has the same meaning as "TRAILER".

2.4 "**MOBILE HOME PARK**" has the same meaning as "TRAILER CAMP" or "TRAILER PARK".

2.5 "**MUNICIPALITY**" means The Municipal Corporation of the Township of Ryerson.

- 2.6 **“MUNICIPAL BY-LAW ENFORCEMENT OFFICER”** means any officer or employee of the Municipality charged with the duty of enforcing this By-Law and appointed for such purpose by Council.
- 2.7 **“TRAILER”** means any vehicle constructed to be attached and propelled by a motor vehicle and that is capable of being used by persons for living, sleeping or eating, even if the vehicle is jacked up or its running gear IS removed but does not include any trailer that is assessed under the provisions of the Assessment Act.
- 2.8 **“TRAILER CAMP”** means any Lot on which more than one Trailer is or has been placed, located, kept or maintained.

1. **INDIVIDUAL TRAILERS**

- 3.1 No person shall permit a Trailer to be parked, located or placed upon a Lot without a license from the Municipality permitting them to do so under the provisions of this By-Law. This provision shall apply to the continuing location or keeping of a Trailer on a Lot even if that Trailer or another Trailer was located on the Lot prior to the date on which this By-Law comes into force.
- 3.2 Sub-section 3.1 does not apply to a Trailer which is not used on the Lot for living, sleeping or eating provided that:
- (a) There is only one Trailer on the Lot; and
- (a) The Lot also contains another Dwelling Unit as defined in the Municipality’s zoning By-Laws on the Lot in which one of the owners of the Trailer resides on a seasonal or year-round basis; and
- (a) The Trailer is stored on the Lot for use elsewhere and is not used on the Lot for living, sleeping, or eating.
- 3.3 Sub-section 3.1 does not apply to a Trailer which is used upon a Lot for living, sleeping or eating where either:
- (a) Such use is for no more than a period, or periods aggregated together, of less than three weeks in any calendar year for the purpose of camping on the Lot; or

- (a) For a period or periods aggregated together of not more than 12 consecutive months in total while there is an open building permit issued for the construction of a Dwelling Unit on the Lot and such construction is actually taking place.

4. MULTIPLE TRAILERS ON A LOT - TRAILER CAMPS

- 4.1 No person shall locate more than one Trailer on a Lot without a Trailer Camp license issued by the Municipality permitting them to do so under the provisions of this By-Law. This provision shall apply to the continuing location or keeping of a Trailer on a Lot even if that Trailer or another Trailer was located on the Lot prior to the date on which this By-Law comes into force.
- 4.2 Trailer camps shall be divided into lots, each to be made available for the occupancy of one trailer.
- 4.3 The maximum number of trailers permitted under a Trailer Park License shall be the lesser of:
 - (a) The number obtained by dividing 1350 into the number of square feet contained in the site area of such trailer camp; or
 - (a) Fifty.
- 4.4 There shall be not less than 15 feet between the sides of any two parked trailers.
- 4.5 There shall be not less than 10 feet between the ends of any two parked trailers.
- 4.6 Except as expressly altered herein, the setback and other requirements of any zoning by-law of the Municipality which apply to a lot shall continue to apply.
- 4.7 No Trailer Park license shall be issued for a Lot which is located within one kilometer of a Lot where another Trailer Park license has been issued PROVIDED THAT where a Trailer Park exists on the date of this by-law on lands composed of two or more Lots as defined in this By-Law, one Trailer Park License permitting no more than 50 Trailers may be issued jointly to the owner(s) of those Lots.

5. REQUIREMENTS FOR THE ISSUE OF LICENSES

5.1 The Clerk of the Municipality or other officer designated by the Clerk shall issue either a "Trailer License" or a "Trailer Camp License" to an applicant provided the following requirements are met:

- (a) The prescribed fee has been paid;
- (a) The location of the Trailer or Trailers, as the case may be, on the Lot is not prohibited by any township zoning by-law or other by-law or any Act of the Legislature of Ontario or regulation made thereunder;
- (a) In the case of Trailer Park License, the land is zoned Commercial or Tourist Commercial or the Trailer Park is pre-existing non-conforming use of such land;
- (a) Any structure added to or adjacent to the Trailer has been constructed in compliance with the Ontario Building Code Act and either under the authority of a building permit issued by the Municipality or has been inspected and approved by the chief building official of the Municipality;
- (a) Any additional requirements set out in this By-Law have been complied with.

1. **PLUMBING, WATER, SEWAGE, WASTE AND ELECTRICAL SERVICES**

6.1 No water closet, bath, shower, hand basin or sink installed in a Trailer shall be used while such Trailer is placed, standing, parked or located in a Trailer Park, or elsewhere, unless each such plumbing fixture is connected to a sewage disposal system approved by the Ontario Ministry of the Environment or its designated agent (now *North Bay Mattawa Conservation Authority*) or such fixture is connected to an approved holding tank system within the Trailer.

6.2 Potable water supplies shall be clearly marked as such. Any system which delivers water to more than one Trailer shall be constructed and operated in accordance with all Provincial regulations.

6.3 If the water supply requires boiling or other form of purification before human consumption, the owner, operator, or person acting on behalf of the owner, operator shall be responsible for notifying each trailer site of the required procedure.

- 6.4 Every Lot on which a Trailer is located shall have at least one water closet or toilet which is either self-contained with a holding tank or connected to a septic or other sanitary system which has been approved by the Ministry of Environment of Ontario or such person or agency exercising powers delegated by the Ministry. In the case of a Trailer Camp having more than two trailers located on it, at least one water closet or toilet, one bath or shower and one wash basin shall be provided for each sex on the Lot and if the number of trailers exceeds eight than one of each facility for each sex shall be provided for each eight trailers on the Lot. The use of holding tanks is not permitted in any Trailer Park where trailers are permitted to remain on the premises for more than thirty consecutive days. No holding tank shall be emptied or discharged on a Lot unless it is discharged into a facility approved by the Ministry of the Environment for such discharge.
- 6.5 Every Trailer Camp having more than two trailers shall provide adequate facilities for laundry, waste disposal and parking of vehicles on the Lot or within one hundred meters of the boundaries of the Lot.

1. **TRAILER CAMP OPERATOR'S RESPONSIBILITIES**

- 7.1 The licensed operator of every Trailer Camp shall at all times maintain the whole site area including trailer spaces in a sanitary and safe condition to the satisfaction of the Medical Health Officer or Municipal By-Law Enforcement Officer. The Medical Health Officer or the By-Law Officer may direct the licensed operator of any Trailer Camp to rectify any unsatisfactory sanitary condition and any person refusing or neglecting to carry out the orders of the Medical Health Officer or By-Law Officer in this regard shall be guilty of a contravention of this By-Law.
- 7.2 The licensed operator of every Trailer Camp on providing parking space for any trailer shall enter in a register book kept for such purposes alone, the following information which shall be available to Police and By-Law Enforcement Officer at all times:
- (a) The license number of every automobile and trailer;
 - (a) The names and permanent address of every occupant of a trailer;

- (a) The date of arrival of every such occupant;
- (a) The date of departure of every such occupant.

7.3 Whenever there are any concerns for a young person unaccompanied by a parent or guardian that is a guest in the trailer park the licensed operator shall notify the Police immediately.

7.4 Once in every twenty four hours, the licensed operator shall satisfy himself that every guest in his Trailer Camp is alive and able to call for medical aid if required. He shall immediately report any case of infectious or contagious disease to the Medical Health Officer.

8. **FEES APPLICABLE**

8.1 Trailer Licenses and Trailer Camp Licenses shall be issued for a period of one calendar year or any remaining portion thereof and shall expire on the 31st day of December of that year. Every owner of a Trailer and every owner or operator of a Trailer Camp shall pay an annual license fee for each year or remaining part thereof as set out in Schedule A, attached to and forming part of the By-Law.

8.2 Where a person held a Trailer License for the location of a single trailer on a Lot for the previous calendar year, such person shall be allowed a grace period until June 30th of the current year in which to obtain a new or a renewal of the said License. Every person who held a Trailer Camp license for a particular Lot during the previous calendar year shall be allowed a grace period until April 30th of the current year in which to obtain a current or renewal License. Every person who did not hold a License for the location of one or more Trailers on a given Lot during the previous calendar year shall be issued a written warning by the Municipality giving them a grace period in the warning in which to obtain such License before any further enforcement proceedings are undertaken by the Municipality. Such warning may be delivered to the owner or an apparently adult person on the Lot where the Trailer is located or mailed to the owner (address) of the Lot at the address shown on the assessment roll of the Municipality and if mailed shall be deemed to have been received five days thereafter.

8. **OFFENCES**

9.1 Every Person who locates or permits the location of one or more Trailers on property owned by that person without a Trailer License

or a Trailer Park License in contravention of this By-Law is guilty of an offense punishable on summary conviction under the Provincial Offenses Act.

- 9.2 Every Person who operates a Trailer Park in which he permits the location of one or more Trailers, or more than the maximum number permitted by a Trailer Park License issued to such person is guilty of an offense punishable on summary conviction under the Provincial Offenses Act.
- 9.3 Every Person who knowingly uses a Trailer for living, sleeping or eating for which a Trailer License or a Trailer Park License is required under this By-Laws and for which no current license is in effect is guilty of an offense punishable on summary conviction under the Provincial Offenses Act.
- 9.4 Every Person who is a director or officer of a corporation and who knowingly concurs or acts in the contravention of Sections 9.1, 9.2, or 9.3 above is guilty of an offense punishable on summary conviction under the Provincial Offenses Act.
- 9.5 Upon conviction of an offense under Sections 9.1, 9.2, 9.3 or 9.4 the minimum fine shall be \$500 and the maximum fine shall be \$5,000.

9.6 Offenses under Sections 9.1, 9.2, 9.3 and 9.4 are hereby designated as "Continuing Offenses", that is each day or part of a day shall be a separate offense for which the minimum and maximum fines set out in Section 9.5 shall apply; provided that no person shall prosecute an offense under this by-law as a "Continuing Offense" without the consent of Council expressed in a resolution certified by the Clerk under the seal of the Municipality.

8. **REPEAL OF EXISTING BY-LAWS, SEVERABILITY**

By-Law No. 17-05 is hereby repealed, effective upon the coming into force of this By-Law.

Any provision of this By-Law may be severed from any other provision(s) if they are found in a particular case to be unenforceable.

Read a First, Second, and Third
time, Signed, and the Seal of the
Corporation affixed thereto
this 8 day of January, 2008

REEVE.
Original By-law signed by Glenn Miller

CLERK.
Original By-law signed by Judy Kosowan

SCHEDULE "A"
TO RYERSON TOWNSHIP TRAILER AND
TRAILER PARK BY-LAW # 5-08

BELOW ARE THE PRESCRIBED FEES PAYABLE UNDER THIS BY-LAW:

(A) Trailer License for a single Trailer on a Lot \$240.00 per year.

(A) Trailer Camp License:

For the first 1 to 5 Trailer(s) located under the Trailer Camp License
\$250.00 per year

For each additional trailer located under the Trailer Camp License
\$ 50.00 per year

(A License issued for a Trailer Camp shall be issued to the owner or operator of the Trailer Camp and the number of Trailers to be licensed shall be the maximum number located on the property at any one time during the calendar year. Once an owner or operator of a trailer Camp has purchased a License for the current year the holder of the license may permit the location of more than one Trailer under the authority of that License provided only one such trailer is on the Lot at any one time. For greater certainty, more than one Trailer may be located serially under the same Trailer Camp License during the course of the year.)