

**THE CORPORATION OF THE TOWNSHIP OF STRONG
BY-LAW #2015-11**

TRAILER LICENSING

Being a By-law to License Trailers in the Township

AND WHEREAS the Municipal Act, 2001 Section 168 authorizes the Municipality to pass by-laws for the licensing of Trailers in the Municipality;

NOW THEREFORE the Council of the Corporation of the Township of Strong REPEALS BY-LAW 2007-1553 AND HEREBY enacts the following:

TITLE – SECTION 1

1.1 This By-law shall be cited as the "Trailer License By-law".

DEFINITIONS – SECTION 2

2.1 **Township or Municipality** shall mean the Corporation of the Township of Strong and shall be defined as the lands and premises within the corporate limits.

2.2 **Trailer** shall mean any vehicle so constructed that is suitable for being attached to a motor vehicle for the purpose of being drawn or is propelled by the motor vehicle and is capable of being used for the living, sleeping or eating accommodation of persons on a temporary, transient or short term basis, even if the vehicle is jacked up or its running gear is removed. Examples include a tent trailer, a camper trailer, a recreational trailer, a fifth wheel, a bus converted into a motor home and park model trailer.

2.3 **Stored Trailer** means any trailer located on the property only for the purpose of sale or storage but shall not include any trailer being used at any time for living, sleeping or eating accommodations of persons while located on that property.

2.4 **Assessed Trailer** means any trailer legally located on a property and that is assessed under the Assessment Act.

2.5 **Camping Establishment** means lands used for the parking and temporary use for at leave five (5) campsites occupied by tents, trailers, motor homes, truck campers and recreation vehicles and accessory uses and facilities such as administrative offices, sanitary facilities, recreational facilities and an accessory convenience store.

PROHIBITIONS – SECTION 3

3.1 No person shall use nor shall an owner of land permit a person to use and/or keep a trailer on any property within the Township for more than 30 days in any given year, except in a designated Camping Establishment, without purchasing an annual license.

3.2 No person shall have a trailer without a license unless defined in Section 2.4, even if the trailer was legally placed on the property prior to the date of implementation of this By-law.

3.3 No person shall occupy a trailer from December to April of any given year.

3.4 No person shall add additions to a constructed trailer such as sunrooms, porches, roofs or decks.

3.5 The owner of the land, other than an established Camping Establishment within the Township, upon which a legally non-conforming trailer is located, shall be responsible for obtaining a license from the Township or the Township's By-Law Enforcement Officer. No license shall be issued unless the prescribed fee has been paid.

3.6 Where a trailer, that is located on a property in the Township, other than on land used as an established Camping Establishment, has been established to a legally non-conforming use and where such trailer has only been used occasionally for living, sleeping or

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eating accommodation of persons, such trailer shall not be deemed to be a stored trailer as defined in Section 2.3 and shall be subject to an annual license.

3.7 No license shall be issued under this By-law if the application for the license would be in contravention of any other By-law of the Corporation or of any Federal or Provincial law or regulation.

3.8 This By-law shall not apply to a trailer where such a trailer is located on an existing lot for the sole purpose of storage or for the sole purpose of the sale of the trailer. Where a trailer is being stored or offered for sale no person shall use or occupy the trailer.

3.9 No person shall locate a mobile home on their property.

3.10 No trailer for which a license is required under this By-law shall be located on land except in conformity with the set back requirements for a dwelling unit as prescribed by the Corporation of the Township of Strong Zoning By-law 2014-019, as amended, for the zone in which the lands are located.

LICENSE EXEMPTIONS – SECTION 4

4.1 A stored trailer, as defined in Section 2.3, does not require a license.

4.2 An assessed trailer, as defined in Section 2.4, does not require a license.

4.3 Where a building permit for a single family dwelling unit has been issued by the Township's Chief Building Official, the permit holder shall enter into an agreement for the placement of a trailer on the property where the unit is being constructed or reconstructed solely for the purpose of the construction and only if any applicable building permit fees are paid and the trailer is promptly removed prior to the expiration of said building permit.

LICENSE FEE – SECTION 5

5.1 The License fee for a trailer shall be as set out in Schedule "A" attached to this by-law.

5.2 The license fee is payable for the current fiscal year upon receipt of an application. Every license obtained in this paragraph shall expire on the 31st day of December in that year of which it was issued.

5.3 Applications for licenses shall be made to the Township Office and/or the By-Law Enforcement Officer and duly signed by the owner of the property on which the trailer is to be located. The owner to whom a license has been issued shall display the license on the trailer in a place that can be seen easily from the outside of the trailer.

5.4 All applications for such license shall be made in the prescribed form attached to this By-law as Schedule "B".

5.5 The license fee is imposed upon the owner of the property on which the trailer located. If the owner fails to make payment of the license fee in any year, the fee shall be deemed overdue and as such, the full license fee shall be collected under the Provincial Offences Act.

5.6 A refund may be obtained by surrendering the issued license and submitting a request in writing to the Clerk and or the By-law Enforcement Officer, indicating a trailer was not located on a property and specifying the date on which it was removed. The refund may be calculated from the first day of the month following relocation. The Township shall retain a

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minimum \$ 100.00 administration fee. The onus is on the landowner to provide supporting documentation of the date of such removal.

5.7 Any license issued under this By-law is not transferrable.

5.8 No person shall locate more than one trailer on a property lot.

5.9 Every person shall ensure that their trailer is connected to a sewage system that is operated and maintained as per Part 8 of the Ontario Building Code and enforced by the North Bay Mattawa Conservation Authority, unless the unit contains an integral holding tank to be emptied at a facility licensed by the Ministry of the Environment.

5.10 No trailer shall be licensed unless the location of the trailer complies with the following:

i) All provincial statutory and regulatory requirements including but not limiting the generality of the foregoing, any license or permit required by the Ministry of the Environment.

ii) All federal statutory and regulatory requirements.

iii) The Township of Strong Zoning By-law 2014-019 as amended.

5.11 A license issued pursuant to this by-law authorizes the use and maintenance of an existing trailer on existing lots for temporary accommodations only. The issuance of a license does not grant the licensee the authority to occupy the trailer on a permanent basis. The issuance of a license is not intended and shall not be construed as permission or consent by the Municipality for the holder of the license to contravene or to fail to observe or comply with any law of Canada, Ontario or any by-law of the Municipality.

ADMINISTRATION AND ENFORCEMENT – SECTION 6

6.1 Any person who contravenes any of the provisions of this by-law shall be guilty of an offence and shall be liable, **for each contravention and each day of contravention shall constitute a separate offence.**

6.2 No person being the registered owner of any lot or parcel of land within the Township shall permit any person to locate a trailer on his or her property except in accordance with the provision of this by-law.

6.3 The administration of this by-law is assigned to the Clerk who may delegate the performance of his or her function under this by-law from time to time as occasion requires.

6.4 Every applicant shall provide in full, at the time the application is submitted, all of the information required on the application form attached as Schedule "B" , as well as payment of the prescribed license fee as set out in this By-law and any other document or information as may be required in any other part of this By-law.

6.5 Any application, comment, recommendation, information, document or thing in possession of the Clerk pursuant to the provisions of this By-law shall be made available by the Clerk for inspection:

i) By any person employed in the administration of the enforcement of this by-law.

ii) By any other person upon the consent, satisfactory to the Clerk, of the person, civic department, board commission authority or other agency which produced or submitted the application, comment, recommendation, information, document or thing.

Subject only to the limitations imposed by the Municipal Freedom of Information and Protection of Privacy Act.

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6.6 The enforcement of the By-law is assigned to the By-law Enforcement Officer for the Township of Strong.

6.7 Any trailers used, maintained or located in contravention of this By-law shall be removed from the lot, at the expense of the Owner of the lot. Failure to remove any trailers from a lot within the time prescribed by the By-law Officer may result in the removal of said trailer by the Township of Strong, at the expense of the Owner of the lot.

INSPECTIONS – SECTION 7

7.1 Any person designated by Council to enforce this By-law may, at any reasonable time and upon producing proper identification, enter and inspect any property licensed under or in contravention of the provisions of this By-law.

7.2 No person shall obstruct, hinder or in any way interfere with any person designated to enforce this By-law.

PENALTY – SECTION 8

8.1 Any person who contravenes any of the provisions of this by-law shall be guilty of an offence and, upon conviction, shall be liable to a fine pursuant to Section 61 of the Provincial Offences Act, R.S.O. 1990, c. P.33, for each contravention and each day of contravention shall constitute a separate offence. Schedule "C" attached.

8.2 Upon registering a conviction for a contravention of any provision of this By-law, the Ontario Court, Provincial Division, may, in addition to any penalty imposed by this By-law, make an order prohibiting the continuation or repetition of the offence by the person convicted.

VALIDITY – SECTION 9

9.1 If any section, clause or provision of this By-law is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any part thereof other than that section, clause or provision so declared to be invalid and it is hereby declared to be the intention that all remaining sections, clauses or provision of the By-law shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof shall have been declared to be invalid.

EFFECTIVE DATE – SECTION 10

10.1 This By-law shall come into effect on the date of the third reading and it being passed.

AS READ A FIRST TIME THIS 14th DAY OF April 2015

AS READ A SECOND TIME THIS 14th DAY OF April 2015

**AS READ A THIRD AND FINAL TIME AND FINALLY PASSED IN OPEN COUNCIL THIS
28th DAY OF April 2015**

Seal

Mayor Christine Ellis

Clerk/Treasurer Linda Maurer

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SCHEDULE "A"

FEE FOR TRAILERS LOCATED IN THE SHORELINE RESIDENTIAL AND LIMITED
SERVICE ZONES AS SET OUT IN THE TOWNSHIP OF STRONG ZONING BY-LAW

2015 Trailer Permit Fee \$ 500.00 per year

2016 Trailer Permit Fee \$ 750.00 per year

2017 Trailer Permit Fee \$ 1,000.00 per year and each
year thereafter until such time the fee is amended by council.

FEE FOR TRAILERS LOCATED IN THE RURAL ZONE AS SET OUT IN THE TOWNSHIP
OF STRONG ZONING BY-LAW

2015 Trailer Permit Fee \$ 250.00 per year

2016 Trailer Permit Fee \$ 400.00 per year

2017 Trailer Permit Fee \$700.00 per year and each year
thereafter until such time the fee is amended by council.

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SCHEDULE "B" APPLICATION FOR A TRAILER PERMIT

Name of Applicant: _____
Address of Applicant: _____
Phone Number: _____

Address of Site: _____
Property Roll Number: _____
Applicant's interest in Land (owner, tenant, lease) _____
Dimensions of Land:
Frontage: _____ Depth: _____ Area: _____ Zoning: _____

Detailed description of Recreational Vehicle:
Length: _____ Colour: _____ Model # _____
License Plate: _____ VIN # _____

What provisions have been made for:

Septic/Black Water: _____

Grey Water: _____

Drinking Water: _____

Garbage Disposal: _____ Landfill Card #: _____

Electricity, if applicable: _____

Heat, if applicable: _____

Expected dates of occupancy: _____

A site Plan of property should be attached showing the following (where applicable)

- Property dimensions
- The position of the recreational vehicle of site including setbacks from all lot boundaries, roadways and waterbody courses as set out the Township of Strong Zoning By-law.
- Location of Septic system
- Location of well
- Parking spaces
- Driveway
- Fire pit

If applicable, please attach approved permit from the North Bay Mattawa Conservation Authority.

I confirm that the information provided on this application form is true to the best of my knowledge and belief.

I agree to comply with the provisions of By-law 2015-11.

Date: _____ Signature of Applicant: _____

Reviewed by Township of Strong Administration Staff this ___ day of _____
20__

Signature of Issuing Official: _____

Sketch of property/trailer location to be attached.

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**PART 1 PROVINCIAL OFFENCES ACT
SCHEDULE "C" – Penalty Provision**

ITEM	SHORT FORM WORDING	PROVISION CREATING OR DEFINING OFFENCE	SET FINE
1	Fail to obtain a license for trailer over 30 day limit	3.1	\$300.00
2	Fail to vacate trailer from the months of December to April	3.3	\$300.00
3	Allow additions to a constructed trailer such as sunrooms, porches, roofs or decks	3.4	\$300.00
4	Locating mobile home on property	3.9	\$300.00
5	Trailer not conforming to set back requirements of the Zoning By-law	3.10	\$300.00
6	Have more than one (1) trailer per property	5.8	\$300.00
7	Allow person(s) to locate trailer on his/her property without a license	6.2	\$300.00
8	Obstruct person designated to enforce this by-law	7.2	\$300.00

Note: The general penalty provision for the offences listed above is section 8.1 of By-Law 2015-11, a certified copy of which has been filed.