

CORPORATION OF THE TOWNSHIP OF RYERSON

BY-LAW 25-24

BEING A BY-LAW FOR LICENSING, REGULATING, AND GOVERNING TRAILER PARKS WITHIN THE MUNICIPALITY

WHEREAS Section 8, 9, 10, 150, 151, and 164 of the Municipal Act, 2001, authorized the Council of the Municipality to pass By-laws for the prohibiting or licensing of 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 licensing, regulating, governing and in certain cases prohibiting the location of Trailers Parks 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 PARK BY-LAW”

2. 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. “**MUNICIPALITY**” means the Municipality Corporation of the Township of Ryerson.
- 2.4. “**MUNICIPALITY BY-LAW ENFORCEMENT OFFICERS**” means any officer or employee of the Municipality charged with the duty of enforcing this By-law and appointed for such purpose by Council.
- 2.5. “**TRAILER PARK**” means any Lot on which more than one trailer is or has been placed, located, kept, or maintained.

3. MULTIPLE TRAILERS ON A LOT – TRAILER PARK

- 3.1. No person shall locate more than one trailer on a Lot without a Trailer Park 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.
- 3.2. Trailer Parks shall be divided into Lots, each to be made available for occupancy of one trailer.
- 3.3. 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 Park; or
 - b. Fifty (50)
- 3.4. There shall be no less the fifteen (15) feet between the sides of any two (2) parked trailers.
- 3.5. There shall be no less than ten (10) feet between the ends of any two (2) trailers.
- 3.6. Except as expressly altered therein, the setback and other requirements of any zoning By-law of the Municipality which apply to a Lot shall continue to apply.

- 3.7. No Trailer Park license shall be issued for a Lot which is located within one (1) 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 (2) or more Lots as defined in this By-law, one (1) Trailer Park license permitting no more than fifty (50) trailers may be issued jointly to the owner(s) of those Lots.

4. REQUIREMENTS FOR THE ISSUE OF LICENSES

- 4.1. The Clerk of the Municipality or other officer designated by the Clerk shall issue a "Trailer Park License" to an applicant provided the following requirements are met:
- a. The prescribed fee has been paid;
 - b. The location of the trailers, 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 regulations made thereunder;
 - c. In the case of a Trailer Park license, the land is zoned Commercial or Tourist Commercial or the Trailer Park is pre-existing non-conforming use of such land;
 - d. 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;
 - e. Any additional requirements set out in this By-law have been complied with.

5. PLUMBING, WATER, SEWAGE, WASTE, AND ELECTRICAL

- 5.1. 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 a sewage disposal system approved by the Ontario Ministry of 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.
- 5.2. 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.
- 5.3. If the water supply requires boiling or other forms 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.
- 5.4. Trailer Parks that have more than two (2) trailers located on a Lot, are required to have at least one (1) water closet or toilet, one (1) bath or shower, and one (1) wash basin shall be provided for each sex on a Lot, if the number of trailers on the Lot exceed eight (8) than one (1) of each facility for each sex shall be provided for each eight (8) 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 (30) 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.
- 5.5. Every Trailer Park having more than two (2) trailers shall provide adequate facilities for laundry, waste disposal, and parking of vehicles on the Lot or within one hundred (100) meters of the boundaries of the Lot.

6. TRAILER PARKK OPERATOR'S RESPONSIBILITY

- 6.1. The licensed operator of every Trailer Park 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 Officers. The Medical Health Officer or the By-law Officer may direct the licensed operator of

any Trailer Parks 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.

- 6.2. The licensed operator of every Trailer Park on providing parking space for any trailer shall enter in a register book kept for such purpose alone, the following information shall be available to Police and By-law Enforcement Officers at all times.
 - a. The license number of every automobile and trailer;
 - b. The names and permanent address of every occupant of a trailer;
 - c. The date of arrival of every such occupant;
 - d. The date of departure of every such occupant.
- 6.3. 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.
- 6.4. Once in every twenty-four (24) hours, the licensed operator shall satisfy that every guest in the Trailer Park 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.

7. FEES APPLICABLE

- 7.1. Trailer licenses and Trailer Park 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 Park shall pay an annual license fee for each year, or the remaining part thereof as set in By-law 12-23 Schedule A.
- 7.2. Every person who held a Trailer Park 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 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

- 8.1. Every person who locates or permits the location of one or more trailers on a property owned by that person without a Trailer Park license is in contravention of this By-law is guilty of an offense punishable on summary conviction under the Provincial Offenses Act.
- 8.2. Every person who operates a Trailer Park in which permits the location of one or more trailers, or more than the maximum permitted by a Trailer Park license issued to such person is guilty of an offense punishable on summary conviction under the Provincial Offenses Act.
- 8.3. Every person who knowingly uses a Trailer Park for living, sleeping, or eating for which a license is required under this By-law and for which no current license is in effect is guilty of an offense punishable on summary conviction under the Provincial Offenses Act.
- 8.4. Every person who is a director or officer of a corporation and who knowingly concurs or acts in the contravention of Sections 8.1, 8.2, or 8.3 above is guilty of an offense punishable on summary conviction under the Provincial Offenses Act.
- 8.5. Upon conviction of an offence under sections 8.1, 8.2, 8.3 or 8.4 the minimum fine shall be \$500 and the maximum fine shall be \$5,000.00.

8.6. Offenses under Sections 8.1, 8.2, 8.3 and 8.4 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 fine 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.

9. REPEAL OF EXISITING BY-LAWS, SEVERABILITY

This By-law repeals By-law 05-08 and any other By-law heretofore passed that are in contravention of this By-law.

Any provisions of this By-law may be served 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 Seal of the
Corporation affixed thereto
this 30th day of April, 2024

Original Signed by George Sterling

Mayor

Original Signed by Nancy Field

Clerk