

**The Corporation of
the Township of Billings**

Bylaw 2021- 48

**Being a Bylaw to Regulate the Use of and Recreational Trailers/Vehicles
Outside of Tent and Trailer Parks**

WHEREAS the *Ontario Municipal Act, S.O. 2001 c. 25 section 8* provides that the powers of a municipality shall be interpreted broadly so as to confer broad authority on the municipalities to govern its affairs as it considers appropriate and enhance the municipality's ability to respond to municipal issues; and

WHEREAS the *Ontario Municipal Act, S.O. 2001 c. 25 section 164* states that without limiting sections 9, 10 and 11, a local municipality may prohibit or license recreational trailers/vehicles located in the municipality.

WHEREAS if a municipality licenses recreational trailers/vehicle in the municipality, no license fee shall be charged in respect of a recreational trailer/vehicle assessed under the *Assessment Act*; and

WHEREAS the Township of Billings recognizes the need for owners of vacant lots within the Township who will be building principal/seasonal residences on vacant lots and will require the use of recreational trailer/vehicle for shelter while preparing their property to be able to obtain a building permit for the constructing of principal/seasonal residences; and

WHEREAS the Township of Billings wishes to regulate that the use of recreational trailers/vehicles on vacant lots properties with a seasonal residence during the period of October 1st to December 16 of each year and that a permit will be required; and

WHEREAS the Township of Billings wishes to allow the use of recreation trailers/vehicles for lodging guests, for non-commercial uses, on properties that are principal residences and seasonal residences; and

WHEREAS the Township of Billings recognizes that full time Township residents who own recreational trailers/vehicles and their desire to use their recreational trailer/vehicle to lodge guests; and

WHEREAS the Township of Billings wishes to regulate the use of motorhomes and recreational travel trailers and regulate the licensing of recreational trailers/vehicles on properties with habitable principal and seasonal residences and vacant lots; and

WHEREAS the Township of Billings wishes to regulate the use of Recreational Trailers/Vehicles as Short-Term Rental Units or as a Commercial Operation on properties that are not identified for Commercial use as per the Township of Billings Zoning Bylaw 1980-11.

WHEREAS the Ontario Municipal Act, 2001 c. 25 section 425 (1) states a municipality may pass a bylaw providing that a person who contravenes a bylaw of the municipality passed under this Act is guilty of an offence.

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

1.0 DEFINITIONS

1.1 Bylaw Enforcement Officer" means a person appointed by the Council of the Township of Billings to enforce its bylaws.

1.2 Class 1 Sewage System" means a privy (outhouse) that is used for personal sanitary purposes and sewage storage.

1.3 “Class 2 Sewage System” means a leaching pit system used for the treatment and disposal of greywater derived from plumbing fixtures such as kitchen sinks, bathtubs, washing machines, laundry tubs or any other water source that does not contain human waste.

1.4 “Consecutive Days” means days following one after the other without an interruption.

1.5 “Commercial Operation” means any activity that involves, directly or indirectly, the buying or selling of goods or services, or the exchange or attempt or offer to exchange goods or services for money, barter, by accepting gratuities, or for anything of value.

1.6 “Habitable” means a building over 474 square feet in size, and that contains a kitchen, bathroom and bedrooms that can be utilized all year around.

1.7 “Municipality” means the Corporation of the Township of Billings.

1.8 “Principal Residence” means the primary location that a person inhabits, also referred to as primary residence or main residence.

1.9 “Recreational Trailer/Vehicle” means a structure that is designed to provide temporary living accommodations (kitchen, washroom, sleeping) for vacation, travel or recreational use, and to be driven, towed, parked or transported. Such structures include but is not limited to the following:

1.9.1 “Motorhomes” (Class A, Class B, Class C) means a recreational vehicle built on a self-propelled chassis, combining transportation and living quarters in a complete unit.

1.9.2 “Travel Trailer” means a unit designed to be towed by car or pick-up by means of an equalizing frame hitch.

1.9.3 “Fifth Wheel Trailer” means a two-level unit designed to be affixed and towed by a pick-up truck with a special fifth wheel hitch in the truck bed.

1.9.4 “Folding Camping Trailer” means a light weight unit that collapses for the purposes of towing and storage.

1.9.5 “Truck Camper” means a small recreational unit that is loaded or affixed to the bed or chassis of a truck.

1.9.6 “Toy Hauler” means a trailer used to haul recreational equipment that includes a temporary living quarter in the forward section.

1.9.7 “Hybrid/Expandable Trailer” means a conventional travel trailer with folding bunks end.

1.9.8 “Converted Trailer” is a trailer that was designed as a cargo trailer that has been converted to accommodate, short term temporary shelter.

1.9.9 “Mobile Site Office Trailer” is a trailer that is built to be used as a temporary office on construction projects or on other types of projects where temporary shelter is required for conducting business, meetings or for lunchroom or training purposes.

1.10 “Seasonal Residence” means a building that is 474 square feet in size and that contains a kitchen, bathroom and bedroom(s) and is used for seasonal or recreational use, and is not intended for permanent living quarters.

1.11 “Short-term Rental Unit” means any Recreational Trailer/Vehicle or portion there of, that is available for use or is used for accommodations or lodging of guests who are paying a fee or compensation for a period of less than thirty (30) consecutive days.

1.12 “Storage” means being in a closed and disconnected state unsuitable for human habitation, with window awnings closed, extensions retracted and all water, power and sewage supply lines disconnected.

1.13 “Trailer Park” means a Municipally or privately owned business operation on properly zoned property, which accepts trailers of members of the general public for weekly or seasonal accommodation.

1.14 “Trailer Permit Class A” means a Permit that is issued by the Township, for a fee (see Schedule “B”), that allows for 1 (one) Recreational Trailer/Vehicle to be used for recreational purposes on Vacant Land within the Township while the property is being readied for the construction of a Habitable/Principal/ Seasonal Residence.

1.15 “Trailer Permit Class B” means a Permit that is issued by the Township, for a fee (see Schedule “B”), that allows for 1 (one) Recreational Trailer Vehicle to be used for recreational and shelter purposes once a Building Permit has been issued for a Habitable/Principal/ Seasonal Residence.

1.16 “Trailer Permit Class C” means a Permit that is issued by the Township, for a fee (see Schedule “B”) that permits owners of Principal/Habitable Seasonal Residences that allows for 1 (one) Recreational Trailer/Vehicle to be used for temporarily lodging guests, for non-commercial purposes, for a period of 14 days up to a maximum of 30 consecutive days.

1.17 “Trailer Permit Class D” means a permit that is issued by the Township, for a fee, (see schedule “B”) that allows owners of a Principal/Habitable Seasonal residences to have more than the one allowable Recreational Trailer/Vehicle, up to a maximum of 4 total Recreational Trailer/Vehicle for a period of 4 to 14 Consecutive Days

1.18 “Trailer Permit Class E” means a permit that is issued by the Township for a fee, for one-month periods from September 15 to December 15 of each year and is only valid for the property address that it is issued to. The maximum number of Class “E” permits issued to any property at one time is 3. Trailers must be removed by December 16.

1.19 “Use” shall mean any human use for shelter, recreation or sleeping and does not necessarily include cooking or eating. Occupation need not be permanent or seasonal, or for any significant period of time.

1.20 “Vacant Land” means a lot of record where there is no legal residential dwelling.

2.0 GENERAL REQUIREMENTS

2.1 Current Vacant Lot Property Owners of a Vacant Lot will be given a three- year period, effective from the day that this Bylaw comes into effect to ready their property for building and to purchase a Building Permit to erect a Habitable/Principal/Seasonal Residence. New property Owners will be given a three-year period from the documented closing date of the purchase of the property to ready their property for building and to purchase a Building Permit to erect a Habitable/Principal/Seasonal Residence.

2.1.1 If the Property Owner does not obtain a Building Permit after the three- year period, an additional yearly fee, equivalent to the cost of a Class “B” permit will be added to the cost of the Class “A” Permit

2.2 During the period of readying a Vacant Lot for construction, the Property Owner is required to purchase a yearly Class A Trailer Permit from the Township office.

2.3 During the period of construction, once a Building Permit has been issued to build a Habitable/Principal/ Seasonal Residence, the Property Owner is required to purchase a Class B Trailer Permit from the Township office.

2.4 Class B Trailer Permits will only be renewed on a yearly basis for no more than 3 years from the date the Building Permit is initially issued and will only allow for 1 (one) Recreational Trailer/Vehicle on the property.

2.5 Trailer Permits and Building Permits are required to be prominently displayed on the property for inspection purposes.

2.6 Class A, Class B, Class C and Class D Trailer Permits will be valid from May 1st thru October 31st of each calendar year.

2.7 Recreational Trailers/Vehicles must be removed from Vacant Lots or Properties with a Seasonal Residence from November 1st thru April 30th with the exception of trailers with a Class "E" permit which states that trailers must be removed by December 16. Property Owners shall be responsible for the trailers being removed.

2.8 Recreational Trailers/Vehicles that are stored on properties that have Principal Habitable Residences, must be stored in a manner consistent with section 1.12 of this Bylaw.

2.9 Property Owners who own a Habitable/Principal/Seasonal Residence and desire to lodge guests using 1 Recreational Trailer/Vehicle on their property may do so for a period of 14 Consecutive Days.

2.10 All Recreational Trailer/Vehicle Permits are valid for one (1) Recreational Trailer/Vehicle.

2.11 Property Owners that have a Recreational Trailer/Vehicle on their property for more than 30 Consecutive Days shall ensure that their Recreational Vehicle/Trailer has an integral holding system for human waste that is emptied at a waste disposal facility that is licensed by the Ministry of the Environment and Climate Change.

2.12 Property Owners who are not using an integral holding tank system for human waste in their Recreational Trailer/Vehicle shall be utilizing a Class 1 sewage system privy (outhouse) as specified by Sudbury and District Health Unit pit privies specifications.

2.13 Property Owners that have a Recreational Trailer/Vehicles on their property for more than 30 Consecutive Days shall ensure that their trailer is connected to a Class 2 sewage system leaching pit for the disposal of greywater, as required by Sudbury and District Public Health (This type of system requires a permit issued by Sudbury and District Public Health Unit).

2.14 Property Owners shall be able to provide, upon request, documentation of human waste disposal from a waste disposal facility that is licensed by the Ministry of the Environment and Climate Change.

3.0 PROHIBITIONS

3.1 No person shall Use or locate any Recreational Trailer/Vehicle on any Township Road, road allowance, marine allowance or on any lands, leased or controlled by the Township

3.2 No Property Owner shall Use or permit any person to, Use or locate a Recreational Trailer/Vehicle on their Vacant Lot unless they have purchased either a Class A or Class B Recreational Trailer/Vehicle Permit and/or a Building Permit.

3.3 No Property Owner shall use a Recreational Trailer/Vehicle on a property that has a Habitable Permanent/Seasonal Residence for a period of 14 or more consecutive days unless they have purchased a Class "C" Recreational Trailer/Vehicle Permit.

3.4 No property Owner shall use an additional Recreational Trailer/Vehicle on a property that has a Habitable Permanent/Seasonal Residence for a period of 4 to 14 Consecutive Days unless they have purchased a Class "D" Recreational Trailer/Vehicle Permit.

3.5 No Property Owner shall be allowed to exceed the maximum allowable number of Recreational Trailers/Vehicles identified on a Township issued Class D or Class E Permit.

3.6 No Person or Property Owner shall use or locate a Recreational Trailer/Vehicle on a Vacant Lot or property that has a Seasonal Residence located on it after October 31 unless they have purchased a Class "E" Permit.

3.7 No Property Owner shall append any thing or any device that was not part of the original Recreational Trailer/Vehicle when it was manufactured.

3.8 No person shall leave or store a Recreational Trailer/Vehicle on Vacant Lot Property or a Property without a habitable seasonal residence located on the property between the period of November 1st through to April 30th of each year.

3.9 No person shall leave a Recreational Trailer/Vehicle on a property longer than a date identified on a Township Issued Trailer Permit.

3.10 No Property Owner shall Use a trailer on a property without prominently displaying the Trailer Permit and/or Building Permit for inspection purposes.

3.11 No property owner shall use, or allow another person to use a Recreational Trailer/Vehicle as a Short-term Rental Unit for Commercial Operation purposes on properties that do not have commercial operations designations as identified in Billings Township Zoning Bylaw 1980-11.

3.12 No Property Owner shall dispose of sewage or greywater in a manner that is not consistent with the specified sewage system requirements of the Sudbury and District Public Health Unit.

4.0 ENFORCEMENT

4.1 This Bylaw shall be enforced by the Township Bylaw Enforcement Officer or a person designated by Council.

4.2 No person shall obstruct or hinder or attempt to obstruct or hinder an Officer who is exercising a power or performing a duty under this Bylaw.

4.3 Persons enforcing this bylaw are permitted to enter onto property to enforce the provisions of **this Bylaw as per section 435 of the Act and Billings Township Bylaw**

4.4 Any person who contravenes or fails to comply with any provision of this Bylaw is guilty of an offence and upon conviction is liable to a fine as provided by the *Provincial Offences Act, R.S.O. 1990-chapter P.33* as amended. (See Schedule "A")

5.0 SEVERABILITY

5.1 If any provision or part of this Bylaw is declared by any court or tribunal of competent jurisdiction to be illegal or inoperative, in whole or in part in particular circumstances, the balance of the bylaw or its application in other circumstances, shall not be affected or shall continue in full force and effect.

6.0 ADMINISTRATION

6.1 This Bylaw repeals Township of Billings Bylaws 2019-44 and 2017-27.

6.2 This Bylaw shall be referred to as the Trailer Bylaw.

6.3 This Bylaw shall come into effect on January 1, 2022.

READ A FIRST TIME THIS 2nd day of November, 2021.

READ A SECOND TIME THIS 15th day of November, 2021.

READ A THIRD TIME AND ENACTED THIS 7TH day of December, 2021.



Ian Anderson, Mayor



Kathy McDonald, CAO/Clerk

THE CORPORATION OF THE TOWNSHIP OF BILLINGS

BY-LAW 2021-48

Being a By-Law to Regulate the Use of Recreational Trailers/Vehicles

SCHEDULE A: Provincial Offences Act

item	Short Form Wording	Provision Creating/Defining the Offence	Set Fine
1	Use/locate recreational trailer/vehicle on Township property	Section 3.1	\$500.00
2	Use Recreational Trailer/Vehicle on Vacant Lot without a Class "A" Permit.	Section 3.2	\$500.00
3	Use Recreational Trailer/Vehicle on Vacant Lot without a Class "B" Permit	Section 3.2	\$500.00
4	Use Recreational Trailer/Vehicle on a Principal/Seasonable Property without a Class "C" Permit	Section 3.3	\$500.00
5	Use Recreational Trailer/Vehicle on a Principal/ Seasonal Property without a "Class" D" Permit.	Section 3.4	\$500.00
5	Use a Recreational Trailer/Vehicle on property without a Class" E" Permit	Section 3.6	\$250.00
6	Exceed maximum allowed number of Recreational Trailers/Vehicles	Section 3.5	\$500.00
7	Append thing or device to recreational trailer/vehicle.	Section 3.7	\$500.00
8	Store Recreational Trailer/Vehicle on Vacant Property or Property with Seasonal Residence Nov. 1 st to April 30 th .	Section 3.8	\$500.00
9	Fail to remove trailer by prescribed date.	Section 3.9	\$500.00
10	Failure to display a Permit	Section 3.10	\$50.00
11	Use recreational trailer/vehicle for short-term rental or commercial operation purposes.	Section 3.11	\$1000.00
11	Improper disposal of sewage or greywater.	Section 3.12	\$500.00
12	Obstruct or hinder an Officer	Section 4.2	\$500.00
13	Attempt to obstruct or hinder an Officer.	Section 4.2	\$500.00

Note: The general penalty provision for the offences listed above is section 4.4 of Bylaw 2021-48, a certified copy of which has been filed.

THE CORPORATION OF THE TOWNSHIP OF BILLINGS


BY-LAW 2021-48

Being a By-Law to Regulate the Use of Recreational Trailers/Vehicles

SCHEDULE B: Permits

CLASS "A" PERMIT (Vacant Lot) RECREATIONAL TRAILER/VEHICLE	
Issued to:	_____
Address Issued to:	_____
Trailer License Plate Number:	_____
Date of Issue:	_____

	Township Authorization Signature
	Permit Fee: \$800.00
	Permit is only valid for the issued address.
	This Permit is valid for one (1) Recreational Trailer/Vehicle as identified above.
	Permit is Valid from May 1st to October 31st
	Non-transferable

CLASS "B" PERMIT (Issued with valid Building Permit ONLY) RECREATIONAL TRAILER/VEHICLE	
Issued to:	_____
Address Issued to:	_____
Trailer License Plate Number:	_____
Date of Issue:	_____

	Township Authorization Signature
	Permit fee: \$300.00
	Permit is only valid for the issued address.
	Permit is valid for one (1) Recreational Trailer/Vehicle identified above.
	Permit is valid from May 1st to October 31st
	Non-transferable



CLASS "C" PERMIT
Permanent Residence/Habitable Seasonal Residence
RECREATIONAL TRAILER/VEHICLE

Issued to: _____

Address Issued to: _____

Trailer License

Plate Number: _____

Date of Issue: _____

Township Authorization Signature

Permit fee: \$200.00

Permit is only valid for the issued address.

Permit is valid for one (1) Recreational Trailer/Vehicle identified above.

Permit is valid from May 1st to October 31st

Non-transferable



CLASS "D" PERMIT
(Permanent Residence/Habitable Seasonal Residence)
RECREATIONAL TRAILER/VEHICLE

Issued to: _____

Address Issued to: _____

Trailer License

Plate Number: _____

Dates Issued for: _____

Township Authorization Signature

Permit fee: \$125.00

Permit is only valid for the issued address.

Permit is valid for one (1) Recreational Trailer/Vehicle identified above.

Permit is valid from May 1st to October 31st

Non-transferable



**CLASS 'E' PERMIT
(FALL SEASON ONLY)
RECREATIONAL TRAILER/VEHICLE**

Issued to: _____

Address Issued to: _____

Trailer License _____

Plate Number: _____

Dates of Issue: _____

Authorized by:

**Permit fee \$50.00 per month.
This permit is on valid for the property issued to.
Permit is only valid between September 15 through December 16 of the year of issue.
Maximum 3 trailers per property**