

# **CORPORATION OF THE TOWN OF THESSALON**

## **BY-LAW NUMBER 2442**

**BEING A BY-LAW** to licence trailers in the Municipality of the Town of Thessalon for temporary accommodations.

**WHEREAS** Section 164 (1) of the Municipal Act, S.O. 2001 as amended provides that a local municipality may prohibit or licence trailers located in a municipality;

**AND WHEREAS** the Council of the Town of Thessalon deems it necessary and expedient to pass a By-law to address these issues;

**THEREFORE**, the Council of the Corporation of the Town of Thessalon hereby enacts as follows:

### **Section 1 - Application**

- 1.1 All applications of such licence shall be made to the Municipality of the Town of Thessalon upon the prescribed form attached to this By-law as Schedule 'A' and shall include the submissions referenced therein, including payment of the Licence Fee required, as per the Municipality's current fees by-law.
- 1.2 The provisions of this By-law apply to all lands within the Town of Thessalon that are designated Residential First Density (R1) (R1-5), Residential Second Density (R2), Residential Third Density (R3), and Rural (R) zones within the Town of Thessalon.
- 1.3 Applicant must be the owner of the property; if the inhabitants of the trailer are different from the owner; names and contact information of the inhabitants must be provided.
- 1.4 Applicant must submit the following with a completed application form:
  - Photo of the trailer
  - Proof of Insurance
  - Copy of Building Permit (if applicable)
  - Site Plan – a drawing showing the location or proposed location of the trailer in relation to the boundaries of the property including all existing buildings.

- 1.5 Applications must be completed accurately and, in its entirety, and submitted to the Thessalon Planning Advisory Committee for Review. The Thessalon Planning Advisory Committee will then make its recommendation to Council. The committee cannot guarantee the approval of such application.

## **Section 2 – Definitions**

For the purpose of this By-law:

ENFORCEMENT OFFICER – an Ontario Provincial Police Officer or a person appointed by the Council of the Corporation of the Town of Thessalon to enforce the provisions of this by-law and who shall be, by virtue of their appointment, a Provincial Offences Officer when enforcing the provisions of this by-law;

MUNICIPALITY or TOWN - shall mean the lands and premises within the Town of Thessalon

OCCUPY – shall mean to inhabit; to cook, eat or sleep in a trailer at any time;

TRAILER – means any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn, is propelled by the motor vehicle or is a self-propelled camping unit and is capable of being used for the living, sleeping, or eating accommodation of any persons. Without limiting the generality of the foregoing includes, a park model trailer, a tent trailer, a camper trailer, a recreational trailer, a fifth wheel, a bus converted into a motor home, a motor home, a truck camper but does not include a mobile home;

## **Section 3 –Licence and Regulations**

- 3.1 If no civic address has been assigned for this property, one must be applied for prior to submitting the application.
- 3.2 No licence shall be issued unless the trailer is located in compliance with the setback requirements for the storage of trailers as prescribed by the Municipality of the Town of Thessalon’s Zoning By-law.
- 3.3 A licence may be applied for the purpose of residency up to one year during the construction of a residential dwelling; no person shall park or occupy a trailer on any vacant lot or site until a building permit has been issued and the principal dwelling has commenced construction.

- 3.4 A licence may be applied for short term stays longer than a 2-week period (per calendar year) for any reason Council deems reasonable and just.
- 3.5 One trailer licence per calendar year; one-month applications may be renewed up to 3 months maximum.
- 3.6 A maximum of one (1) trailer licenced under this bylaw is permitted on a residential lot.
- 3.7 Licences shall be displayed in or upon the trailer in a place that can be easily seen from the outside of the trailer.
- 3.8 Trailer must be in good working condition and kept in clean appearance.
- 3.9 Trailers shall not be enhanced with any man-made features (i.e., a fence, deck, skirting, etc.).
- 3.10 Any licence issued under this by-law is non-transferrable.
- 3.11 A licence 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 licence does not grant the licensee the authority to occupy the trailer on a permanent basis. The issuance of a licence is not intended and shall not be construed as permission or consent by the Municipality for the holder of the licence to contravene or to fail to observe or comply with any law of Canada, Ontario or any by-law of the Municipality.

## **Section 4 – Plumbing, Water, Sewage, Waste and Electrical Services**

- 4.1 For trailers licenced to occupy during the construction of a residential dwelling, trailers must be connected to the Town of Thessalon's Water Distribution System; applicable fees will be applied as per The Town of Thessalon's Water Service Rates By-law.
- 4.2 For trailers licenced to occupy during the construction of a residential dwelling, trailers must be connected to the Town of Thessalon's Sewer System; applicable fees will be applied as per The Town of Thessalon's Sewer Service Rates By-law; if sewer connection is not a viable option, a reason must be provided with proof and Section 4.3 must be followed.
- 4.3 Sewage and grey water must be disposed of at an accredited disposal facility. Owners shall not discharge sewage of any kind onto the surface of the ground, whether into a natural or artificial surface draining system or otherwise.
- 4.4 If the Trailer is connected directly to electrical services, please provide the Electrical Safety Authority approval for connection. This requirement only applies if the trailer will have direct connection to the electricity distribution system (i.e., not an extension cord plugged into an outlet).
- 4.5 For trailers licenced to occupy during the construction of a residential dwelling, garbage pickup costs will be added to the property tax billings.

## **Section 5 - Administration and Enforcement**

- 5.1 The administration and enforcement of this By-law is delegated to the Planning Advisory Committee, the Clerk-Treasurer, and the By-law Officer for the Town of Thessalon.
- 5.2 Any Person who contravenes any provision(s) of this By-law is guilty of an offence and upon conviction is liable to a fine as provided for in the Provincial Offences Act.
- 5.3 Each day that a contravention of this By-law continues may constitute a separate offence.
- 5.4 Every person who provides false information in any application for a licence under this By-law or in an application for a renewal of licence is guilty of an offence.

- 5.5 Where a conviction is entered under this section, in addition to any other remedy or any penalty provided, the court in which the conviction was entered, and any court of competent jurisdiction thereafter, may make an order prohibiting the continuation or repetition of the offence by the person convicted.
- 5.6 If the Town is satisfied that a contravention of this By-law has occurred, the By-law Officer may make an order requiring the person who contravened this By-law or who caused or permitted the contravention or the owner or occupier of the trailer to discontinue the contravening activity.
- 5.7 Any person who fails to comply with an order made under subsection 5.6 is guilty of an offence.
- 5.8 Every contravention of this By-law may be restrained by application at the instance of a taxpayer or of the Municipality in accordance with the provisions of the Municipal Act, 2001.
- 5.9 A Town employee, staff person, agent or contractor hired by the Town, accompanied by any person under his or her direction, may enter onto any land that is used or believed to be used in contravention of this Bylaw for the purposes set out in subsection 436 (1) of the Municipal Act, 2001 and shall have all powers of inspection set out in subsection 436 (2) of the Act.
- 5.10 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 Town, at the expense of the owner of the lot.

## By-law 2442 SCHEDULE A

### Corporation of the Town of Thessalon

#### Planning Advisory Committee

187 Main Street  
Thessalon, ON  
P0R 1L0  
Tel: 705-257-2217 Email: [townofthess@thessalon.ca](mailto:townofthess@thessalon.ca)



For Office Use Only:

Received By: \_\_\_\_\_ Date: \_\_\_\_\_ Application #: \_\_\_\_\_

### Trailer Licence Application

Section 164 (1) of the Municipal Act., S.O. 2001 as amended provides that a local municipality may prohibit or licence trailers located in the municipality.

#### Applicant Information:

Name:	
Property/Civic Address:	
Mailing Address:	
Roll Number:	
Phone Number:	
Email:	

**Note:** if no civic address as been assigned for this property, one must be applied for prior to submitting this application.

Name of inhabitants of Trailer (if different than the property owner)

Name of Inhabitant	Relation to owner (i.e. renter/family)	Contact Number

**Trailer Information:**

Make/Model:	
Serial Number or VIN:	
Dimensions of Trailer:	
Ontario Licence Plate:	

**Licence Requested:**

Please select.

One Year Only applicable during construction of dwelling.	
Short Term: 1. Select Number of Months Applicable.	1 ____ 2 ____ 3 ____

Please explain why a short-term trailer licence is requested:

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**Services Information:**

Does the trailer contain an integral holding tank?    Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, please provide the location and name of licenced facility which will be used to empty the holding tank.

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Will the trailer be directly connected to electrical services?

Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, please provide the Electrical Safety Authority approval for connection. This requirement only applies if the trailer will have a direct connection to the electricity distribution system. (i.e., not an extension cord plugged into an outlet)

## Required Submissions

- Photo of the trailer
- Proof of Insurance
- Copy of Building Permit (if applicable)
- Site Plan – a drawing showing the location or proposed location of the trailer in relation to the boundaries of the property including all existing buildings.
- Applicable fees (non-refundable)

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Applicant Signature

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Date