

**THE CORPORATION OF THE UNITED TOWNSHIPS
OF DYSART, DUDLEY, HARCOURT, GUILFORD,
HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE**

BY-LAW NO. 2016-15

**BEING A BY-LAW TO LICENSE, REGULATE AND GOVERN
TOURIST CAMPS AND TRAILER CAMPS**

WHEREAS, Section 150 – 153 of the Municipal Act, 2001, as amended, authorizes Council to license, regulate and govern businesses and events;

AND WHEREAS, Section 164 of the Municipal Act, 2001, as amended, specifically permits municipalities to license and regulate and govern tourist camps and trailer camps;

AND WHEREAS, the authority includes but is not limited to: the power to issue licenses, to issue licenses on condition, to revoke licenses, to suspend licenses, to regulate or govern the place used in the carrying on of such business, and to prevent the carrying on of such business without a license;

AND WHEREAS, Section 425(1), of the Municipal Act, 2001, as amended, provides that a municipality may pass by-laws providing that a person who contravenes a by-law of the municipality passed under the Municipal Act, 2001, as amended, is guilty of an offence.

NOW THEREFORE the Council of the Corporation of the Municipality of Dysart et al hereby enacts as follows:

- 1) In this By-law:
 - 1.1) **Applicant** means a person or company applying for a license to operate a *tourist camp* and who is the registered owner of the lands on which it will be operated.
 - 1.2) **Camp Lot** means an area of land in the *tourist camp* designated for the use of 1 tent, 1 *trailer* or 1 camping vehicle.
 - 1.3) **Motor Home** means a recreational vehicle that is self-propelled and includes vehicles described as Class A, Class B or Class C and is manufactured in accordance with CSA Z-240 RV.
 - 1.4) **Operator** means the owner of the lands on which the *tourist camp* is located.
 - 1.5) **Park Model Trailer** means a recreational unit built on a single chassis, mounted on wheels, is designed to facilitate relocation from time to time, has a gross floor area of 50 m sq. and is manufactured in accordance with CSA A-241. It is a building in accordance with the Ontario Building Code and a Building Permit is required prior to installation.
 - 1.6) **Tourist Camp** means any land used as a camping or parking ground for the public and includes any land where a tent or trailer is used whether or not a fee is charged for the use. When used in this by-law, *tourist camp* shall have a corresponding meaning to a trailer camp as defined in Section 164 of the Municipal Act, 2001, as amended.

- 1.7) **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 and includes but is not limited to a *travel trailer*, a *park model trailer* or a *motor home*.
- 1.8) **Travel Trailer** means recreational vehicle deigned to be towed behind a motor vehicle by means of a bumper or frame hitch and which is manufactured in accordance with CSA Z -240 RV.

2. Licensing Requirements

- 2.1) No person, persons or corporation shall operate a *tourist camp* within the Municipality of Dysart et al without first obtaining a *Tourist Camp License*.
- 2.2) To obtain a license the *applicant* shall submit the following:
- a) a completed application form;
 - b) a plot plan showing the location and dimensions of all campsites, washrooms, buildings, roadways, sewage disposal facilities and the setbacks to the property line plus any *trailers*, including their dimensions that are located on any previously licensed lots that do not comply with this by-law;
 - c) the sites shall be numbered for identification;
 - d) a license fee of \$10.00 per *camp lot*; and
 - e) if a *camp lot* is to be made available only for a *trailer* that is assessed under the Assessment Act, no license fee shall be charged by the Municipality for that *camp lot*.
- 2.3) A license may be refused if the application or required information is not complete, or if the proposal does not comply with this by-law or any other applicable law.
- 2.4) Where a license has been refused, the *applicant* may appeal the decision to Council, who will hold a hearing and may dismiss the appeal or issue the license provided it complies with all other applicable law.
- 2.5) A license shall be issued for a calendar year renewable on May 1 of each year.
- 2.6) A license may be transferred to a new *operator*.
- 2.7) A license may be revoked at any time for failure to comply with the provisions or regulations of this by-law and the licensee shall not be entitled to a refund.

3) Design Requirements

- 3.1) Every tourist camp shall conform to this by-law, all other applicable Municipal By-laws, including the Municipal Zoning By-law; as well as the Ontario Building Code and all Provincial and Federal Laws.
- 3.2) Every *tourist camp* shall be no less than 4 hectares (9.88 acres) in area.
- 3.3) Every *camp lot* shall have a minimum area of 150 square meters (1600 sq. ft.).
- 3.4) No *camp lot*, *trailer* or structure shall be located closer than 15 meters to any street, 30 meters to any residential zone or 20 meters to any waterbody.

- 3.5) All roadways shall have a minimum width of 7 meters. Posted one-way roadways shall have a minimum width of 3.5 meters.
- 3.6) Every *tourist camp* shall be provided with a sanitary sewage system that complies with the applicable legislation and regulations and shall have facilities into which the contents of a *trailer* or camping vehicle holding tank may be discharged.
- 3.7) Every *tourist camp* shall provide suitable washroom facilities in compliance with the current regulations.
- 3.8) Separate washroom facilities shall be provided for men and women and shall be in separate buildings or separated by a sound proof wall. The entrance shall be screened to prevent people from seeing inside.
- 3.9) Every water closet and every shower shall be situated in a private compartment with doors that can be latched from inside.
- 3.10) Every *tourist camp* shall provide potable drinking water.
- 3.11) Every *tourist camp* shall provide an adequate number of garbage or trash containers. The containers must be capable of being easily washed and disinfected and must have tight fitting covers.
- 3.12) The undercarriage, tongue or the wheels shall not be removed from any *trailer* or camping vehicle and they shall be capable of being moved at any time.
- 3.13) No person shall construct any structure, storage building, addition, deck or add-on of any kind unless it is approved by the *operator* and:
 - a) it complies with the current Municipal Zoning By-law;
 - b) it complies with the Ontario Building Code;
 - c) any building that occupies an area of more than 10 sq. meters (108 sq. ft.) requires a Building Permit;
 - d) no addition including the deck shall extend more than 3.6 meters from the *trailer*;
 - e) no addition including the deck shall exceed the length of the *trailer* it is attached to;
 - f) *lot coverage* does not exceed 50% of the area of the *camp lot*.
- 3.14) *Camp lots* are permitted to have 1 storage building, 1 deck and an addition to the *trailer*.

4) Operation of Tourist Camp

- 4.1) The *operator* is directly responsible to ensure that all the requirements of this by-law have been met and shall have a responsible supervisor on site at all times when the *tourist camp* is open.
- 4.2) Each *camp lot* shall be occupied for a maximum of 180 days in each calendar year.
- 4.3) Any previously licensed *camp lot* that does not comply with this by-law shall be permitted to remain provided any setbacks that do not comply are not further reduced, the lot size is not further reduced, the lot coverage is not increased and the setbacks for any *travel trailers* is not further reduced. The Municipal Zoning By-law applies to any buildings.

- 4.4) The License shall be posted in a conspicuous place so as to be visible.
 - 4.5) The *operator* shall keep a copy of this by-law and it shall be available to the campers at all times.
 - 4.6) A list of emergency phone numbers shall be posted in a conspicuous place which is visible at all times and must contain the phone numbers for police, ambulance, hospital, fire department, poison control center, etc.
- 5) Administration
- 5.1) The Municipal Law Enforcement Officer shall administer and enforce this by-law.
 - 5.2) The Municipal Law Enforcement Officer shall have the right to inspect the *tourist camp* to ensure compliance at any reasonable time and may be accompanied by anyone he deems to be required as an advisor.
 - 5.3) Any person or corporation who contravenes this by-law is guilty of an offence and upon conviction is liable to a fine as per section 425(1) of the Municipal Act, 2001, as amended.
 - 5.4) That By-laws 2004-43 and 2005-17, be and are hereby repealed.

READ a first, second and third time, signed and the Corporate Seal attached hereto this 18th day of February, 2016.

REEVE: Murray Fearrey

CLERK: Cheryl Coulson