

**THE CORPORATION OF THE TOWNSHIP OF MCMURRICH/MONTEITH**

**By-Law No. 41-2025**

**BEING A BY-LAW TO LICENSE TRAILERS IN THE MUNICIPALITY**

**AND WHEREAS** the *Municipal Act*, S.O. 2001, Section 164 authorizes a municipality to pass by-laws to license trailers.

**AND WHEREAS** the Township of McMurrich Monteith is authorized under section 434.1 (1) of the *Municipal Act*, 2001, S.O. 2001, c. 25, to establish a system of administrative penalties for contraventions of municipal By-laws;

**AND WHEREAS** section 102.1 of the *Municipal Act*, 2001, S.O. 2001, c. 25, as amended, provides that a municipality may require a Person to pay an Administrative Monetary Penalty if the municipality is satisfied that the person has failed to comply with any by-laws respecting the parking, standing or stopping of vehicles;

**AND WHEREAS** section 391 of the *Municipal Act*, 2001 enables the Municipality to pass by-laws imposing fees or charges on any class of Person(s) for services or activities provided or done by or on behalf of it;

**AND WHEREAS** section 434.2 of the *Municipal Act*, 2001, S.O. 2001, c. 25, provides that an Administrative Monetary Penalty imposed by the Municipality on a Person(s) constitutes a debt of the person to the Municipality;

**NOW THEREFORE** the Corporation of the Township of McMurrich/Monteith **REPEALS** By-law 29-2016, and **ENACTS** the following:

**TITLE AND APPLICATION – SECTION 1**

- 1.1 This By-law shall be cited as the “Trailer License By-law”
- 1.2 This by-law does not apply to:
  - a) Assessed Trailers as defined in Section 2.4
  - b) Trailers located in Campgrounds as defined in Section 2.5.
  - c) A Stored Trailer as defined in Section 2.3.
- 1.3 This By-law applies to any trailer, even if the trailer was placed on the property prior to date of enactment of this By-law.

**DEFINITIONS – SECTION 2**

- 2.1 **TOWNSHIP** means the Corporation of the Township of McMurrich/Monteith and shall be defined as the lands and premises within the corporate limits.
- 2.2 **TRAILER** means any vehicle so constructed that it 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 but are not limited to 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, or “Trailer Park Model”.
- 2.3 **STORED TRAILER** means any trailer located on a property only for the purpose of storing such trailer for use at any location other than the property upon which it is stored.
- 2.4 **ASSESSED TRAILER** means any trailer legally located on a property and that is assessed under the *Assessment Act*.

2.5 **TRAILER PARK MODEL** means a manufactured building under the Ontario Building Code O. Reg. 332/12 Section 9.38 "Park Model Trailers" which has been designed and constructed in conformance with the standards of the CSA-Z241 "Park Model Trailers", and which is used as a recreation vehicle or building that meets the following criteria:

- a) Built on a single chassis mounted on wheels; and
- b) Designed to facilitate relocation from time to time; and
- c) Designed as living quarters for seasonal camping which may be connected to utilities necessary for the operation of installed fixture and appliances and
- d) Built with a gross floor area including lofts, not exceeding 50 square meters(538 sq. ft. when in the set up mode; and
- e) Built with a width greater than 2.6 metres (8.5 feet) in the transit mode.

2.6 **CAMPGROUND** means a commercial establishment used for seasonal recreational activity as grounds for camping, and wherein camping in trailers is permitted.

2.7 **PERMANENT BASIS** means either year-round occupancy or occupancy by persons who do not maintain elsewhere a usual or normal place of residence.

### LICENSE AND REGULATIONS – SECTION 3

3.1 No person shall keep or permit to be kept a trailer, on any property within the Township for more than 21 consecutive days in any given year, unless such trailer is licensed under this By-law. For clarity, pursuant to Section 1.3 of this By-law this requirement to obtain a license applies to trailers which were located on property prior to the date of passage of this By-law.

3.2 A license issued pursuant to this by-law authorizes the use and maintenance of a trailer for temporary accommodations only. The issuance of a license does not grant the licensee the authority to occupy the trailer on a permanent basis. In furtherance of the foregoing, no person shall occupy or permit to be occupied a trailer during the period commencing December 1<sup>st</sup> of a calendar year and ending April 30<sup>th</sup> of the following calendar year.

3.3 The issuance of a license is not intended and shall not be construed as permission or consent by the Township 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 Township.

3.4 An uncovered deck not exceeding 10 square metres (107.6 square feet) in area and not attached to the trailer and access stairs to the trailer is allowed. No person shall construct or permit the construction of other structures located within 5 metres of the licensed trailer.

3.5 No person shall allow more than one trailer on a single conveyable parcel of land. For clarity, the presence of one or more Stored Trailers on a conveyable parcel would not preclude the issuance of a license for one trailer.

3.6 No person shall allow a person to locate an unlicensed trailer on their property.

### LICENSE EXEMPTIONS – SECTION 4

4.1 Where the owner of land has obtained a building permit for the construction of a single detached dwelling, and that owner wishes to use a trailer for temporary accommodation while constructing such dwelling, the Owner may apply for permission to do so and be exempted from the requirement to obtain a license under this By-law. The Township may grant such exemption on the condition that

the Owner enter into an agreement with the Township which, among other things, provides for the removal of the trailer.

#### **LICENSE APPLICATION AND FEES – SECTION 5**

- 5.1 All applications for such license shall be made to the Township upon the prescribed form attached to this By-law as Schedule "A" and shall include the submissions referenced therein, including payment of the License Fee required in the current "Fees and Charges" Bylaw.
- 5.2 No license shall be issued or renewed:
- a. Unless the trailer for which such license is issued is located in compliance with the setback requirements for a dwelling unit as prescribed by the Corporation of the Township of McMurrich/Monteith Zoning By-law, for the zone in which the lands are located. (Note: This subsection shall become effective upon the date upon which the foregoing Zoning By-law comes into effect.) and/or
  - b. Where there exist any prohibited decks, porches, entry stairs, sunrooms, roofed enclosures, or similar structures which are to be or are attached to a trailer or located adjacent to a trailer for the purpose of complimentary use, except as provided in Section 3.5.
- 5.3 The Township may issue the following class of licenses:
- a. Annual license – this license authorizes the placement of the trailer upon a property for a complete calendar year or any portion thereof, and its occupancy between May 1<sup>st</sup> and November 30<sup>th</sup> in the calendar year;
  - b. Short Term License – this license authorizes the placement of the trailer upon the property for a minimum period of one month up to a maximum of three months, between May 1<sup>st</sup> and November 30<sup>th</sup> in the calendar year.
- 5.4 Licenses shall be displayed in or upon the trailer in a place that can be seen easily from the outside of the trailer.
- 5.5 All Annual Licenses expire on December 31<sup>st</sup> and all Short Term Licenses expire on the date specified in the license.
- 5.6 A refund may be obtained by surrendering the issued license and submitting a request in writing to the Chief Building Official and/or the By-law Officer, indicating a trailer was not located on a property and specifying the date on which it was removed. The refund will be calculated from the first day of the month following relocation. The onus is on the applicant for a refund to provide supporting documentation of the date of such removal. No refund shall be made after the expiry date.

#### **ADMINISTRATION AND ENFORCEMENT – SECTION 6**

- 6.1 The administration and enforcement of this By-law is delegated to the Clerk Treasurer, the Chief Building Official and the By-law Officer for the Township of McMurrich/Monteith. The Clerk shall have the authority to issue permits under this by-law; notwithstanding the foregoing, the clerk, in her discretion, may refer applications to Council.
- 6.2 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 and/or Penalties as described in McMurrich Monteith Administrative Monetary Penalties By-Law No. 30-2025.
- 6.3 Each day that a contravention of this By-law continues shall constitute a separate offence.

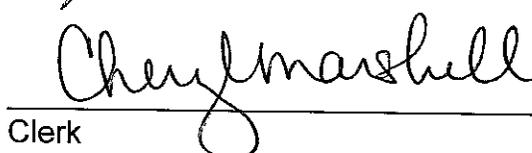
- 6.4 Every person who provides false information in any application for a license under this By-law or in an application for renewal of license is guilty of an offence.
- 6.5 Where a conviction is entered under this section, in addition to any other remedy or any penalty provided by law, the court in 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.
- 6.6 If the Municipality is satisfied that a contravention of this by-law has occurred, the Municipality 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.
- 6.7 Any person who contravenes an order made under subsection 6.6 is guilty of an offence.
- 6.8 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*.
- 6.9 A municipal employee, staff person, agent or contractor hired by the Municipality, 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 by-law 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. No person shall hinder or obstruct any designated person in enforcing this bylaw.
- 6.10 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 trailed by the Township, at the expense of the Owner of the lot.

#### VALIDITY AND EFFECTIVE DATE – SECTION 7

- 7.1 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 provisions 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.
- 7.2 This By-law shall come into effect on the date of the third reading and it being passed, subject to the proviso in section 5.2(a) as it relates thereto.

Read a first, second and third time, signed and the Seal of the Corporation affixed thereto and finally passed this 2nd day of September, 2025.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

Schedule A to By-law 41-2025

APPLICATION / RENEWAL FOR TRAILER LICENSE: Year: \_\_\_\_\_

(Complete and attach all information prior to submitting)

Information noted with an asterisk is optional subject to "Notes" set out below)

1. Applicant Information

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_

Phone Number \_\_\_\_\_

\*Email: \_\_\_\_\_

Note: If Applicant is not the registered owner of the property, the Applicant must have the owner's consent to apply for such license.

Note: A Phone number may be a permanent "land line" or Cell Number.

2. Property Information

Property Owner: \_\_\_\_\_

Civic Address: \_\_\_\_\_

\*Roll Number: \_\_\_\_\_

\*Proof of Ownership: Attach copy of parcel register or deed.

Note: If no civic address has been assigned for this property, one must be applied for prior to submitting this application

Note: Either the MPAC Roll Number must be included or Proof of Ownership must be attached.

3. Trailer Information:

Make & Model: \_\_\_\_\_

Serial Number or VIN: \_\_\_\_\_

Please attach four pictures of trailer if already located on the property. (One of each side of trailer.)

4. License Requested

Place a check mark beside applicable class of license requested

Annual \_\_\_\_\_

Short Term \_\_\_\_\_ No. of Months Requested 1 2 3 (Circle Applicable Number)

5. Services Information

Will the trailer be connected to a sewage disposal system that exists on the property?

No \_\_\_\_\_

Yes \_\_\_\_\_

If yes please provide the following:

Sewage System Building Permit or Certificate of Approval which indicates that connection of

trailer to such system has been approved.

Will a grey water pit be utilized?

No \_\_\_\_\_

Yes \_\_\_\_\_

Will the site be serviced with an outhouse?

No \_\_\_\_\_

Yes \_\_\_\_\_

If the trailer is not connected to a holding tank or sewage disposal system or is not serviced by a grey water pit or outhouse, please provide dumping receipts from an accredited dumping facility.

Will the trailer be directly connected to electrical services?

No \_\_\_\_\_

Yes \_\_\_\_\_

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.)

6. Required Submissions

Site Plan – a drawing showing the location or proposed location of the trailer in relation to the boundaries of the property and including all existing buildings, sewage systems, wells, and watercourses/waterbodies. Such drawing shall be scaled or, where the property is large, measurements shall be included indicating the distance of the trailer from property boundaries, existing buildings, wells and watercourses/waterbodies.

Proof of Property Ownership – as required under section 2

Pictures - as required under section 3 above.

Permits/Approvals referenced in section 5 above if applicable.

Applicable Fee:

Fees are as per current Fees and Charges Bylaw for the Township of McMurrich/Monteith

Applicant Signature \_\_\_\_\_ Date: \_\_\_\_\_

Property Owner Signature \_\_\_\_\_ Date: \_\_\_\_\_

Inspected and Approved By \_\_\_\_\_ Date: \_\_\_\_\_

If property owner and applicant are the same, please sign in both locations.

PART 1 – PROVINCIAL OFFENCES ACT  
TOWNSHIP OF MCMURRICH/MONTEITH  
BY-LAW 41- 2025  
TRAILER LICENSE BY-LAW

ITEM	SHORT FORM WORDING	PROVISION CREATING OR DEFINING OFFENCE	SET FINE
1	Fail to obtain a license for trailer over 21 day limit	3.1	\$300.00
2	Fail to vacate trailer from the months of December 1 <sup>st</sup> to April 30 <sup>th</sup>	3.2	\$300.00
3	Allow additions to be built to a trailer other than an uncovered, unattached deck not exceeding 10 sq. m. and access stairs	3.4	\$300.00
4	Having more than 1 trailer per property	3.5	\$300.00
5	Allow person to locate trailer on his/her property without license	3.6	\$300.00
6	Fail to display license so it can easily be seen from the outside of the trailer	5.4	\$300.00
7	Providing false information on their license application	6.4	\$300.00
8	Obstruct person designated to enforce this by-law	6.9	\$300.00

Note: The Penalty provision for the offences indicated above is Section 61 of the Provincial Offences Act, R.S.O. 1990, Chapter P.33. A copy of which has been filed.