



Staff Report

Report Title: By-Law to Regulate the Parking of Trailers in Residential Areas (2)

Prepared By: Heather Falconer, By-Law Enforcement Officer

Department: By-Law Enforcement

Date: Jul. 4, 2022

Report Number: BLE-2022-07-13

File Number: C-11 BLE22

Attachments: Trailer By-law Draft

Recommendation:

THAT the Township of Huron-Kinloss Committee of the Whole hereby approves Report No. BLE-2022-07-13 prepared by Heather Falconer, By-Law Enforcement Officer AND approves the Draft Trailer By-law AND FURTHER approves a set fine of \$250 per infraction AND FURTHER authorizes the appropriate By-Law coming forward.

Background:

At the February 07, 2022, Committee of the Whole Meeting, staff was directed to bring forward a draft trailer by-law to regulate the parking and storing of trailers in residential areas. Staff has received concerns regarding:

- Multiple recreational trailers being stored on a property is unsightly
- Use of multiple camper trailers on a property have led to gatherings with excessive noise and the trailers being used for habitation
- Safety concerns of multiple trailers located in the same space
- Hard to maintain property to multiple trailers in close proximity to one another
- Trailers being used for storage of items that may become soiled
- Concern of trailers being used for illegal activity

Trailers in residential areas are regulated in the Comprehensive Zoning By-Law No. 2018-98 as amended. The enforcement tools consist of a Court Order and Part III Court Summons, which can be long in duration and quite costly when seeking remedial action for compliance.

Discussion:

The proposed Trailer By-law uses the Zoning By-law requirements as a minimum standard. The provisions for the "Trailer By-law" are more descriptive in a restrictive manner to allow for less interpretation and more direct requirements.

The Draft Trailer By-law regulates that:

- Only three (3) trailers may be parked outside of a building on a Lot at any one time
 - Only one (1) of the following trailers shall be permitted on a Lot at any one time;
 - a Camper trailer/RV;
 - a trailer used for the transportation of recreational vehicles or,
 - a utility trailer
- A trailer shall not be parked in the front yard of a lot, unless it is on a driveway for the purpose of actively loading recreational vehicles on that trailer.
- A trailer shall be parked in the rear yard or interior side yard of a lot no closer than 1 metre to the lot line.
- No trailer shall be parked on a lot owned by the Township without consent
- A Trailer must be owned by the owner or long-term lessee of the lot on which it is parked.
- A trailer parked on a lot shall not be serviced by water unless that trailer's water storage tank is actively being filled.
- A trailer parked on a lot shall not be connected to or use a sewage system.
- No derelict trailer shall be parked on a lot
- No trailer shall be parked on a lot and used for occupancy

The Trailer By-law Draft speaks to concerns that can be addressed in a timely manner and is enforceable with minimum cost to constituents as set fines will be applied.

Staff recommends a set fine of \$250.00 be submitted for each contravention of the By-law.

Financial Impacts:

Legal costs associated with the By-law and set fines.

Strategic Alignment / Link:

The information provided in this report is consistent with and in keeping with the Municipality's Vision & Mission. The recommendations contribute to the goals in achieving a prosperous, safe, vibrant, environmentally conscious and accessible community.

Respectfully Submitted By:

Heather Falconer, By-Law Enforcement Officer

Approved By:

Mary Rose Walden, Chief Administrative Officer