

OFFICE CONSOLIDATION OF

Township of St. Joseph

BY LAW #972

(AS AMENDED BY BY-LAW # 1109 AND BY-LAW #1829)

Being a By-law to Licence and Regulate Trailers and Overnight Trailer Camps in the Township of St. Joseph.

THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF ST. JOSEPH
HEREBY ENACTS AS FOLLOWS:-

1. In this By-law the following definitions shall apply:
 - a) A "Trailer" means any portable dwelling having no permanent foundation and supported by wheels, jacks or similar supports, used or so constructed as to permit it being used as a conveyance upon public streets or highways, and duly licensable as such and designed and constructed to permit occupancy for dwelling and sleeping and eating accommodation of persons notwithstanding that such wheels or running gear have been removed, and without limiting the generality of the foregoing, includes motor homes, travel trailers, tent trailers and campers of all types.
 - b) An "Overnight Trailer Camp" means land in or upon which trailers are located for transient or overnight trade only, there being no provisions for the permanent placement of trailers, but only for temporary or overnight parking of tourist type trailers.
 - c) "Clerk" shall mean the Clerk of the Municipality.
 - d) "Municipality" means the Township of St. Joseph.

PART 1

OVERNIGHT TRAILER CAMPS

1. No person, persons or corporation shall operate a Trailer Camp in the Municipality except in accordance with the provisions of this by-law and other relevant by-laws of the Municipality.
2. No type of Trailer Camp except an Overnight Trailer Camp as defined in this By-law shall be operated within the Township of St. Joseph on each day of the operation of any type of trailer camp, except an Overnight Trailer Camp as herein defined shall be deemed to be a separate offence.
3. No owner or operator of an Overnight Trailer Camp shall permit use of occupancy of any trailer in that trailer camp between the last day of October in any year and the first day of May in the next following year.
4. Deleted
5. Every Owner or Operator of an Overnight Trailer Camp shall comply with the regulations and requirements for such Camp as are set out in Part 2 hereof.

PART 2

PROVISIONS RESPECTING OVERNIGHT TRAILER CAMPS

Every Operator of an Overnight Trailer Camp shall comply with the following regulations and requirements which shall apply to all Trailer Camps in the Municipality.

1. Each Operator shall provide a Fire Extinguisher of the five pound C.O. 2 type which shall be kept in convenient, conspicuous and accessible well marked locations. There shall be at least one such extinguisher for each four trailer spaces in the camp. The Operator shall not permit or allow any person to light or build an open fire in the camp, except in equipment provided by the Operator.

2. a) An Operator shall provide fly tight metal or plastic garbage containers in convenient places and in sufficient numbers. There shall be at least one (1) such garbage container provided for each trailer space.

b) Ensure that the garbage containers do not become foul smelling, unsightly, or a breeding place for flies or other insects and shall treat all garbage containers at least each week during the months of May to September inclusive with a proper disinfectant.

c) Where there is no municipality operated or authorized garbage removal service, dispose of garbage, waste and refuse, by incineration or burial, in such a manner as will not create a nuisance or pollute any water on the premises; no garbage, waste or refuse shall be dumped into any ditch, stream, lake or St. Mary's River, in the further event that any garbage, waste or refuse is buried in accordance with this By-law, it shall be treated with a disinfectant and covered with at least 18" of soil.

d) All garbage containers shall be emptied at least twice a week, throughout the whole year whether there is a Municipality operated garbage removal service or not.

3. a) The Operator shall maintain the grounds of the Trailer Camp in an orderly and tidy way and free from litter and refuse.

b) The Operator shall keep all grass in a neat condition free from weeds and without limiting the generality of the foregoing shall cut all grass on the ground area for each trailer space to a maximum height of three inches.

c) The Operator shall keep all fences of any kind in good repair and neat in appearance.

d) All gravel driveways within the Trailer Camp shall be treated as is necessary to prevent excessive dust.

4. a) In this By-law drinking water means water that is available on the premises for human consumption and "Testing Officer" means the medical officer of Health or the Department of Health, Province of Ontario.

b) An adequate and proper supply of clean and potable water shall be provided.

- c) No person shall be permitted to take water from any open spring or well on the premises nor shall any person be permitted to use common drinking cups or containers.
- d) The Operator shall have it tested at least once a month. In the event that any tourist or trailer camp is not operating for any period of two months or more; no person shall be accommodated until the water has been tested and found free from pollution.
- e) If any water is not fit for human consumption a sign disclosing this to all persons accommodated shall be immediately erected on the source of water supply and every person in the tourist or trailer camp shall be notified in writing of the facts of the test; the results of any tests of the water supply shall be kept at least one year and shall be available for inspection by any inspector under this By-law or any person accommodated in the tourist or trailer camp.
5. a) No privies, cess pools or any other such form of sanitation shall be allowed,
- b) All toilets, wash basins, showers and kitchen sinks shall be connected to a properly constructed septic tank and absorption system constructed according to the provisions of the Public Health Act and the regulations there under or a municipal sanitary sewer system.
- c) All toilets shall be water fed or water flushed.
- d) No water from the washing of clothes, dishes or any other domestic article shall be dumped on the open ground and must at all times be disposed of through the said septic system or sanitary sewer system.
- e) No person shall use any toilet, wash basin, sink, or sanitary facilities that may be constructed within a trailer unless the same is connected to a proper septic tank for the disposal of water or other sanitary waste, or a municipal sanitary sewer system.
6. The Operator of every Overnight Trailer Camp shall comply with such provisions for any individual Overnight Trailer Camp as the Algoma Health Unit may require.
7. Failure to comply with any of the requirements set out in this Part shall be an offence under the provisions of this By-law.

PART 3

1. No Trailer situate outside of an Overnight Trailer Camp shall be used for the occupancy, sleeping, eating or living accommodation, temporary or otherwise, of any person or persons, within the Township of St. Joseph for a period in excess of seven (7) days in any one (1) year unless the owner or occupant thereof has first obtained a permit from the Clerk of the Municipality permitting such use or occupancy.

2. To obtain a permit for use or occupancy of a Trailer outside of an Overnight Trailer Camp the owner or his authorized agent shall file an application with the Clerk of the Municipality or his authorized designate. No permit shall be issued by the Clerk for such use or occupancy of a Trailer for a period in excess of seven (7) days until the Clerk has been provided with the name of the owner of the Trailer, it's make, model and serial number or other sufficient identification thereof, it's Motor Vehicle Licence Number (if any), the location which it will occupy within the Municipality during the Licensed period and a description of the sewage disposal/sanitary facilities available at that location (if any), and the number of persons to be accommodated in such trailer.
3. Upon application and receipt of the information specified in paragraph 2 of this Part, the Clerk may issue a permit for a period of up to 30 days in any one calendar year for a Trailer which has a self contained sewage/sanitary waste storage tank or for a period of up to 90 days in any one calendar year for a Trailer where appropriate sewage disposal/sanitary facilities (i.e. municipal sanitary sewer, approved septic system, or privy) are available on the subject property for or in connection with use or occupancy of the said Trailer.
4. Every person using or occupying a Trailer (which is not located in an Overnight Trailer Camp) for the living, eating or sleeping accommodation of any person or persons for a period in excess of seven (7) days without first obtaining a permit under the provisions of this Part is guilty of an offence and liable to the penalty hereinafter provided.
5. A licence fee of Twenty Dollars (\$20.00) shall be charged for every month or portion of a month that the trailer is located in the municipality and such licence fee, except for the first thirty days, shall be payable in advance.

PART 4

1. Every Trailer which has been within the Municipality of the Township of Ste. Joseph for a period of time permitted without a permit by the By-law (namely 7 days) or the time permitted within an Overnight Trailer Camp or the time for which the permit has actually been issued by the Clerk or council under Part 3 hereof, shall, at the end of any such period of time:
 - a) be removed from the Township of St. Joseph; or
 - b) be stored at the permanent place of residence of a resident of the Township of St. Joseph, an Overnight Trailer Camp or other permitted commercial storage facility.
2. Notwithstanding the provisions of paragraphs 1 of this Part upon application by the owner of a Seasonal Residence within the Municipality to store a Trailer upon the lands upon which such Seasonal Residence is situate, the council may grant permission for such storage on such terms as council may see fit, or may arbitrarily refuse to permit such storage. Where such permission is granted, no fee shall be chargeable for the permit to be issued which shall be in the form of a letter from the Clerk to the owner of such Seasonal Residence.
- 2A. Not more than one Trailer shall be stored on any one parcel of land except at an Overnight Trailer Camp or other permitted commercial storage facility.

3. Every person, who, being the owner or occupier of a Trailer permits the same to remain within the Municipality except in accord with the provisions of this Part is guilty of an offence and liable to the penalty hereinafter provided.

PART 5

1. Any person who contravenes any of the provisions of this By-law shall be guilty of an offence and liable to a penalty of not less than Fifty Dollars (\$50.00) nor more than One Thousand Dollar (\$1,000.00) and costs.
2. Every such penalty shall be recoverable under the provisions of the Summary Convictions Act as provided by the terms of the Municipal Act.
3. By-law #873 of the Municipality is hereby repealed.

READ a first, second and third time and finally passed in open Council on the 18TH day of August A.D., 1977.