

THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES

RECREATIONAL VEHICLE LICENSING BY-LAW

BY-LAW NO. 24-12

Being a By-law to license Recreational Vehicles in the Municipality of Huron Shores

WHEREAS the Municipal Act, S.O. 2001 as amended, Section 164 authorizes a municipality to pass licensing by-laws.

AND WHEREAS the Council of the Corporation of the Municipality of Huron Shores deems it advisable to regulate the use of recreational vehicles within the Municipality;

NOW THEREFORE the Council of the Corporation of the Municipality of Huron Shores enacts as follows:

1. TITLE AND APPLICATION

1.1 This By-law shall be cited as the "RV Licensing By-law"

1.2 This by-law does not apply to:

- a) Assessed Recreational Vehicles as defined in Section 2.1.
- b) Recreational Vehicles located in Campgrounds as defined in Section 2.2.
- c) Recreational Vehicles located on a lot with a Primary Residential Use as defined in Section 2.5, for less than 30 calendar days and in compliance with the Municipality's Zoning By-law.
- d) A Stored Recreational Vehicle as defined in Section 2.6.
- e) a Recreational Vehicle when used for temporary habitation in conjunction with an approved building permit application during construction of a Primary Residential Use.
- f) A Recreational Vehicle used for special events or short-term stays (10 days or less).

1.3 This By-law applies to any Recreational Vehicle in the Municipality, even if the Recreational Vehicle was placed on the property prior to

date of enactment of this By-law.

- 1.4 Each individual Recreational Vehicle located on property within the Municipality is subject to this By-law and requires an approved license and application as described in "Schedule B".

2. DEFINITIONS

- 2.1 "ASSESSED RECREATIONAL VEHICLE" means any Recreational Vehicle legally located on a property and that is assessed under the *Assessment Act*, as amended.
- 2.2 "CAMPGROUND" Means an area of land, managed as a unit, providing short term accommodation or overnight camping for tents, tent Recreational Vehicles, recreational vehicles or campers, but shall not include mobile homes, park model Recreational Vehicles or a mobile home park.
- 2.3 "LICENSE" means a license issued under this by-law for the authorized use of a Recreational Vehicle to be used in the same calendar year.
- 2.4 "MUNICIPALITY" means the Corporation of the Municipality of Huron Shores and shall be defined as the lands and premises within the corporate limits.
- 2.5 "PRIMARY RESIDENTIAL USE" shall mean the main use of a lot for a dwelling for permanent or seasonal habitation purposes in compliance with the Municipality's Zoning By-law.
- 2.6 "RECREATIONAL VEHICLE" shall mean any vehicle so constructed that is suitable to be 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 living, sleeping, eating or accommodation of persons on a temporary, transient or short-term basis, even if the vehicle is jacked up or its running gear is removed. The term "Recreational Vehicle" includes the following: motor homes, tent trailer, a camper trailer, a fifth wheel or a bus converted into a motor home, but does not include recreational equipment such as boats, boat or vehicle trailers, snowmobiles, personal watercraft, all-terrain vehicles, or other equipment used for recreational purposes.

- 2.7 "STORED RECREATIONAL VEHICLE" means any Recreational Vehicle located on a property only for the purpose of storing such Recreational Vehicle for use at any location other than the property upon which it is stored. For greater clarity, stored Recreational Vehicles are not occupied or used in any way for living, sleeping, or eating accommodations of persons on a temporary, transient, or short-term basis.
- 2.8 "USE" shall mean to actively occupy a Recreational Vehicle for the purposes of living and/or sleeping and/or eating and/or using sanitary facilities and/or accommodation within the Recreational Vehicle.

3. LICENSE AND REGULATIONS

- 3.1 No person shall use or permit a Recreational Vehicle to be used for temporary human habitation, on any property within the Municipality, unless such Recreational Vehicle is licensed under this By-law. For clarity, pursuant to Section 1.3 of this By-law, the requirement to obtain a license applies even if the Recreational Vehicle was legally placed on the property prior to the date of passing of this By-law. Failure to obtain a license shall be an offense under this By-law.

- 3.1.1 No person shall keep a Recreational Vehicle on a lot with a primary residential use as an accessory use on a temporary basis except where compliant with the Municipality's Zoning By-law. For clarity, where compliant with the Municipality's Zoning By-law, no license is required.

3.1.1 a) For further clarity, Section 4.20.1 of the Zoning By-law states that 1 (one) recreational vehicle may be used in the R1, RW, W.Rec, R and A Zones, for short-term temporary occupancy, being no more than 30 days in a calendar year, for sleeping facilities only, provided that:

- i. The Recreational Vehicle is owned by the owner of the land upon which it is stored; and
- ii. The land upon which the recreational vehicle is situated is occupied by a dwelling unit; and
- iii. The Recreational Vehicle is not attached to any structure; and
- iv. The Recreational Vehicle is not offered as a rental unit by the owner of the land and the recreational vehicle; and

- v. The facilities and amenities of the principle dwelling shall be available at all times for the use of the occupants of the recreational vehicle.

3.1.2 Where a Recreational Vehicle that is located on a property in the Municipality, other than on land used as an established Campground, has been established as a legally non-conforming use and where such Recreational Vehicle has only been used occasionally for living, sleeping, eating, or accommodation of persons, such Recreational Vehicle shall not be deemed to be a stored Recreational Vehicle as defined in Section 2.7 and shall be subject to an annual license.

3.2 A license issued pursuant to this By-law authorizes the use and maintenance of a Recreational Vehicle for temporary accommodations on an annual basis. The issuance of a license does not grant the licensee the authority to occupy the Recreational Vehicle on a permanent basis.

3.3 Annual licenses issued pursuant to this By-law will be granted for a consecutive period of not more than five (5) years and may be extended with Council approval.

3.4 No person shall locate a Recreational Vehicle within the required setbacks or permit more than the maximum number of Recreational Vehicles for use and storage on a property, as outlined in the Zoning By-law. For clarity, when located on a vacant lot, the Recreational Vehicle shall comply with the required setbacks for a primary use and when located on a developed lot, the Recreational Vehicle shall comply with the required setbacks for an accessory use.

3.4.1. For further clarity, Section 4.22.2 of the Zoning By-law states that any recreational vehicle shall be permitted in R1, RW, W.Rec, R and A zones provided it is parked in a permitted parking space or is located in an interior side yard or rear yard subject to the following:

ZONE	LOT SIZE	MAXIMUM # OF RECREATIONAL VEHICLES PERMITTED
R1, RW, W.Rec, R, A	Up to 1.5 acres	ONE (1)
	Greater than 1.5 acres up to 3.0 acres	TWO (2)

	Greater than 3.0 acres up to 4.5 acres	THREE (3)
	Greater than 4.5 acres	FOUR (4)

3.4.2. Recreational Vehicles located on a lot with water frontage shall have a setback of a minimum of 30 metres from the highwater mark of the water. Facilities to handle sewage, including outhouses, and grey water on a lot with water frontage shall be located a minimum of 30 metres from the highwater mark of the water.

3.4.2.1 Recreational Vehicles located on a lot with water frontage, where the Recreational Vehicle is located within 50 meters from the high-water mark, the property shall be considered waterfront for the purposes of establishing licensing fees.

3.5 No person shall permit more than one (1) uncovered deck, per Recreational Vehicle, and one (1) shed, per vacant property, subject to the following provisions:

a) Deck

1. Is not exceeding 15 sqm in area;
2. is not more than 60 cm above grade;
3. is not attached to the Recreational Vehicle;
4. does not have the effect of rendering the Recreational Vehicle as a permanent structure; and
5. Complies with the Zoning By-law and the Building By-law.

b) Shed

1. Is not exceeding 15 sqm in area;
2. is not more than 5 metres in height;
3. is not attached to the Recreational Vehicle;
4. does not have running water or septic;
5. does not have the effect of rendering the Recreational Vehicle as a permanent structure; and
6. Complies with the Zoning By-law and the Building By-law.

3.6 No person shall allow a Recreational Vehicle to be connected to an existing greywater or sewage system where a primary dwelling exists on the property.

- 3.6.1 No person shall allow a Recreational Vehicle to be connected to an existing greywater or sewage system on a vacant property without receiving authorization from the Algoma Public Health Unit.
- 3.7 No person shall dispose or allow the disposal of grey water or sewage except in accordance with one or more of the following:
- a) a certified grey water or sewage system;
 - b) an accredited dumping facility;
 - c) with a service provider; or
 - d) from a certified portable receptacle.
- 3.8 No person shall rent out for profit or gain, directly or indirectly, any Recreational Vehicle or the use of property for locating a Recreational Vehicle.
- 3.9 Every application for a license shall be accompanied by the consent of the owner of the property upon which the Recreational Vehicle is to be located.
- 3.10 No person shall transfer a license issued under this By-law.
- 3.10.1. For clarity, in cases where the owner of a licensed recreational vehicle is replacing the recreational vehicle with a newer model, the license shall be permitted to be transferred to the new recreational vehicle, as long as the ownership remains the same.
- 3.11 The issuance of a license and the requirements therefore are not intended and shall not be construed as permission or consent by the Municipality 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 Municipality.

4. APPLICATION AND FEES

- 4.1 The license fee for a Recreational Vehicle shall be as set out in Schedule "A" attached to this bylaw.
- 4.2 The license fee is payable for the current fiscal year upon receipt of an application. Every license obtained in this paragraph shall expire on the 31st day of December in the year of which it was issued.
- 4.2.1 Applications for Recreational Vehicle licenses will be accepted at any time throughout the year, with the application fee pro-rated based

on the date the license is issued.

- 4.3 Applications for licenses shall be made to the Municipal Office and duly signed by the owner of the property on which the Recreational Vehicle is to be located. The owner to whom a license has been issued shall display the license on the Recreational Vehicle in a place that can be seen easily from the outside of the Recreational Vehicle.
- 4.4 All applications for such license shall be made in the prescribed form attached to this By-law as Schedule "B".
- 4.5 No license shall be issued if the Recreational Vehicle for which such license is applied for is not located in compliance with the Zoning By-law.
- 4.6 No license shall be issued if the information provided on the application does not satisfy the Municipality that all required provisions have been met.
- 4.7 No person shall provide false information on the Application for Recreational Vehicle License.

5. ADMINISTRATION, PENALTY AND ENFORCEMENT

- 5.1 The administration and enforcement of this By-law is delegated to the Clerk, the Chief Building Official, and the By-law Enforcement Officer who may delegate the performance of their functions under this by-law from time to time as occasion requires.
- 5.2 Any person who contravenes any of the provisions of this by-law shall be guilty of an offence and upon conviction is liable to a fine as provided for in the Provincial Offences Act and included within Schedule "C".
- 5.3 Each contravention and each day of contravention shall constitute a separate offence.
- 5.4 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.

- 5.5 If the Municipality 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 Recreational Vehicle to discontinue the contravening activity or order the owner/occupier of the Recreational Vehicle to do any work necessary to remedy the contravention or remove the Recreational Vehicle.
- 5.6 Any person who fails to comply with an order made under Subsection 5.5 is guilty of an offence. In addition, any work required for compliance with an order made under subsection 5.5 may be performed by the Municipality. The cost of such work may be recovered by invoice, action, or by adding the costs to the tax roll of the property upon which the Recreational Vehicle is situated and collecting such costs in the same manner as property taxes pursuant to section 446(3) of the Municipal Act, 2001, S.O. 2001, c. 25.
- 5.7 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, S.O. 2001, c. 25.
- 5.8 Any person designated by Council to enforce this By-law may, at any reasonable time and upon producing proper identification, enter and inspect any property licensed under or in contravention of the provisions of this By-law.
- 5.9 No person shall obstruct, hinder, or in any way interfere with any person designated to enforce this By-law.
- 5.10 Any Recreational Vehicles 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 Recreational Vehicles from a lot within the time prescribed by the By-law Officer may result in the removal of said Recreational Vehicle by the Municipality of Huron Shores, at the expense of the Owner of the lot. The Municipality may recover the costs of any such removal by action or by adding the costs to the tax roll and collecting them in the same manner as property taxes pursuant to section 446(3) of the Municipal Act, 2001, S.O. 2001, c. 25.

6. VALIDITY AND EFFECTIVE DATE

- 6.1 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.
- 6.2 This By-law shall come into effect on the date of the third reading and it being passed.

READ a first time this 14th day of February, 2024.

MAYOR – Matthew Seabrook

CAO/CLERK – Natasha Roberts

READ a second and third time and passed this ____ day of _____, 2024.

MAYOR – Matthew Seabrook

CAO/CLERK – Natasha Roberts

MUNICIPALITY OF HURON SHORES

**SCHEDULE "A"
BY-LAW NO. 24-12**

License Fees

Rural (R) or Agricultural (A):

Primary (No dwelling) \$300.00 per year

Secondary (existing dwelling) \$150.00 per year

Residential Low Density (R1):

Primary (No dwelling) \$500.00 per year

Secondary (existing dwelling) \$250.00 per year

Waterfront Residential (RW) or Waterfront Recreational (W.Rec):

Primary (No dwelling) \$700.00 per year

Secondary (existing dwelling) \$350.00 per year

Administration Fee per application: \$34.50 + HST

*All trailer license fees are non-refundable

**MUNICIPALITY OF HURON SHORES
SCHEDULE "B" to BY-LAW NO. 24-12**

Application for Recreational Vehicle License

Complete and attach all information prior to submitting this application.

1. Applicant Information

Applicant(s):	
Address:	
E-mail address:	
Phone:	

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

Property Owner (if different from Applicant)

Property Owner(s):	
Address:	
E-mail address:	
Phone:	

2. Property Information

Municipal Address:			
Lot:	Concession:	Township:	
Registered Plan No.:		Part/Lot/Block:	
Parcel:			
Roll No.:			

Notes: Attach copy of parcel register or deed or provide MPAC Roll Number as proof of ownership.

- If no civic address/911 number has been assigned for this property, one must be applied for prior to submitting this application.
- If not located on a municipal road, acknowledgement that the Municipality has no obligation to provide road maintenance or emergency services must be included with the application.

3. Recreational Vehicle Information

Make and Model:	
Serial Number or VIN:	

Please attach four pictures of Recreational Vehicle if already located on the property (one of each side of Recreational Vehicle).

4. Servicing Information

Sewage and Grey Water:

- a) Will the Recreational Vehicle be connected to an existing sewage disposal system? Yes No

If YES, please provide a Certificate of Approval which indicates that the connection of a Recreational Vehicle or Recreational Vehicles to such system has been approved by Algoma Public Health.

- b) Will a grey water pit be utilized? Yes No

If YES, please provide a Certificate of Approval which indicates that connection of a Recreational Vehicle or Recreational Vehicles to such system has been approved by Algoma Public Health.

- c) Will the site be serviced with an outhouse? Yes No

- d) If the Recreational Vehicle is NOT CONNECTED to a holding tank or sewage disposal system, or is NOT SERVICED by a grey water pit or outhouse, you will be asked to provide the following on site:

_____ Dumping receipts from an accredited dumping facility or service provider

_____ Confirmation of the use of a certified portable receptacle

Electrical:

- e) Will the Recreational Vehicle 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 Recreational Vehicle will have a direct connection to the electricity distribution system (i.e. not an extension cord plugged into an outlet.)

5. Required Submissions

- Site Plan – required

Provide a drawing showing the location or proposed location of the Recreational Vehicle in relation to the boundaries of the property and including all existing structures, sewage systems, wells, vegetation, driveways/access, and watercourses/waterbodies. Such drawing shall be scaled or, where the property is large, measurements shall be included indicating the distance of the Recreational Vehicle from property boundaries and other features.

- Proof of Property Ownership – required under Section 2
- No Obligation for the Municipality to provide road maintenance or Emergency Services, if applicable under Section 2

I _____ am the applicant named herein, applying to locate a Recreational Vehicle on a property that does not have frontage on an open, maintained municipal road, and I acknowledge that the Municipality has no obligation or responsibility to provide road maintenance or emergency services to my Recreational Vehicle and/or the property it is located on.

I _____ assume all risk associated with use of the Recreational Vehicle that I am applying to license, and agree to indemnify, defend, and hold the Municipality harmless from any and all claims, actions, suits, procedures, costs, expenses, damages and liabilities including, but not limited to, legal fees, arising from, or in any way related to, failure to provide road maintenance or emergency services to the Recreational Vehicles and/or property.

Signature : _____ Date: _____

- Pictures - required under Section 3
- Permits/Approvals, if applicable under Section 4
- Applicable Fee: Annual License in accordance with Schedule 'A'.

6. Signatures

I confirm that the information provided on this application form is true to the best of my knowledge and belief.

I agree to comply with the provisions of By-Law.

Applicant Signature: _____ Date: _____

Property Owner Signature: _____ Date: _____

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

MUNICIPALITY OF HURON SHORES
PART I PROVINCIAL OFFENCES ACT
BY-LAW #24-12: RECREATIONAL VEHICLE
LICENSING BY-LAW
SCHEDULE 'C'

ITEM	COLUMN 1 SHORT FORM WORDING	COLUMN 2 PROVISION CREATING OR DEFINING OFFENCE	COLUMN 3 SET FINE
1	Failure to obtain a license.	3.1	\$300.00
2	Allowing a Recreational Vehicle to be used without a license.	3.1	\$300.00
3	Keep Recreational Vehicle on lot – temporary accessory use.	3.1.1	\$300.00
4	Use of a Recreational Vehicle that does not comply with zoning requirements	3.4	\$300.00
5	Constructing an unauthorized structure	3.5	\$500.00
6	Allowing an unauthorized connection to sewage system or greywater	3.6	\$500.00
7	Improper disposal of greywater or sewage	3.7	\$500.00
8	Rental of Recreational Vehicle or property for locating a Recreational Vehicle	3.8	\$500.00
9	Unauthorized transfer of a license	3.10	\$300.00
10	Failure to display a license	4.3	\$100.00

Note: The Penalty provision for the offences indicated above is Section 5.2 of By-law #24-12, a certified copy of which has been filed.