

# Trailer Park By-law Review

Operations Committee  
Monday August 10, 2015



# Background

- 2004 Trailer Park Licensing By-law
  - Replaced by-law enacted in 2002
  - Regulations adopted from former City
  - Existing trailer parks – permitted to renew license under existing status
- New Applicant Challenges
- Review of Current By-law
- Recommend - Repeal and Replace with new by-law

# Current By-law Challenges

- Regulations prescriptive and onerous;
- Compliance for existing businesses may be impossible or cause undo hardship;
- Does not inform of approvals required from external regulatory agencies;
- Outdated processes - inconsistent with existing licensing procedures and current practices

# Consultation Process

- Internal Agencies
  - Fire, Building, Planning, Parks and Legal
- External Agencies
  - Ministry of Environment, Ministry of Natural Resources, Nickel and District Conservation Authority, Electrical Safety Authority and Health Unit
- Municipal Survey
- Trailer Park Owners
  - Survey
  - Meeting with Owners – March 16, 2015

# Response by Trailer Park Owners

- Regulations less onerous and specific
  - More flexibility for compliance
  - Let market demand determine park design
  - Restrictions on occupancy – no effect
- Requested
  - 2 year phase in period to obtain compliance during operation
  - Public Registry of Licensed Parks
  - Enforcement – competitive business

# Option 1 – Repeal By-law

- Removes co-ordination of licensing requirements, fees and administration
- Campgrounds self-regulated by existing CGS by-laws and provincially mandated legislation
- Enforcement by complaints

# Option 2 – Recommended Repeal and Replace By-law

- Licence required annually
- Co-ordinate internal and external agencies to ensure approvals are obtained
- Enforcement tool to ensure compliance
- Regulations to improve public health and safety, control nuisances and protect consumers are in place and maintained

# Proposed New By-law

- Administrative processes updated and consistent with current CGS licensing by-laws and best practices
- Circulation for approvals to internal and external agencies
- 2 year phase in - Authority given to License Issuer for granting conditional licenses
- Provide a Public Registry



# Proposed Regulations

- Nuisance Control
  - Provide natural screening
  - Set back of sites
- Health, Safety & Consumer Protection
  - Way-finding signs and site identifiers
  - Unobstructed access
  - Bear proof waste storage
  - Provision of phone and emergency contacts for park occupants
  - Limit occupancy from May 1 to Oct 31

# Phase in of Existing Trailer Parks

- Notification and copy of By-law upon enactment
- Repeal current By-law immediately
- New By-law effective Jan 2016
- Campgrounds must have “new license” issued before 2016 operating season – May 1
- Conditional licenses may be issued to existing businesses for compliance before 2018 operating season

# Proposed Fees

- New Application Fee - \$440
- Renewal Application Fee - \$248
- Re-Inspection Fees - \$200 (new)
  - Applied for non-compliance with a notice in default
  - Recovers cost of by-law officer's requirement to inspect more than once to determine compliance
  - Encourage compliance

# Conclusion

- Current by-law – outdated and onerous
- Option 1 – Repeal By-law
  - Industry standards met through self regulation of existing by-laws and legislation
- Option 2 – Repeal and Replace By-law
  - Additional specific standards to meet municipal concerns
  - Coordinated and maintained thru Licensing By-law
  - Recommended Option - benefits public, business owners and regulatory authorities
- Questions?

<b>Requirements</b>	<b>Option 1 - Self Regulating</b>	<b>Option 2 – Regulated by Licensing By-law</b>
Compliance with Provincial and Federal Legislation	Owner/Regulatory Authority responsible for compliance; Enforcement through applicable legislation by external agency	By-law requires compliance reports from external agencies; Enforcement through by-law
Compliance with Internal Agencies	Owner/Regulatory Authority responsible for compliance; Enforcement through applicable legislation by internal agency; identified through complaint or tracked by agency; fees payable by owner for applicable inspections;	By-law co-ordinates and requests compliance reports by internal agencies; cost included in Licensing Fees
Compliance with City By-laws	Through complaint basis and enforcement of individual by-laws to obtain compliance; does not affect the ability for the owner to operate business when not in compliance.	Through annual license review and enforcement of the licensing by-law and by complaints; Non-compliance will jeopardize license issuance and the ability to operate.
Administrative Regulations	None	Proof of Insurance for Public Liability amount of \$2,000,000; License and Inspection Fees; Public Registry; Operator responsibility; Yearly review
Regulations for Nuisance Control, Public Safety and Consumer Protection	Relies on existing by-laws and legislation to provide public safety; Property Standards; Clearing of Yards; Zoning; Noise; Open Air Burning; Ontario Building Code; Fire Protection and Prevention Act; Health Protection and Promotion Act; Clean Water Act	In addition to existing by-laws and provincial and federal legislation; Way-finding and access for emergency response; Natural screening and set-backs; Limited operating times; Bear-proof waste containers
Dates of Operation	N/A	Impose restrictions upon the occupancy of residents in the park to specific times of the year (May 1 to Oct 31)