



Public Council Agenda
February 25, 2022 – 9:00 AM
Municipal Office - Council Chambers
6648 Road 506, Plevna
[Zoom Registration](#)

Page

1. Call to Order and Purpose of Meeting

2. Chair's Opening Remarks

3. Approval of Agenda

- a) Public Meeting regarding Amendments to Zoning By-law #55-19 and the Recreational Vehicle By-law

Be It Resolved That Council approves the Agenda for the Public Meeting regarding Amendments to Zoning By-law #55-19 and the Recreational Vehicle By-law dated February 25, 2022, as circulated.

4. Disclosure of Pecuniary Interest and General Nature Thereof

5. Administrative Reports

3 - 7

- a) Dmitry Kurylovich, Land Use Planner, County of Frontenac - Public Information Meeting for Proposed Amendment to Zoning By-Law Number 55-19, to Update Sections Regarding Recreational Vehicles.

Be It Resolved That Council receives for information the Planning Report from Dmitry Kurylovich, Community Planner, regarding proposed updates to the Zoning By-law #55-19, to update sections regarding Recreational Vehicles;

And That County Planning staff will review any public comments received regarding the proposed updates and provide a detailed analysis and recommendation in a final report to Council at a future meeting.

8 - 25

- b) Clerk/Planning Manager: Recreational Vehicle By-law Amendment

Be It Resolved That Council receives for information the Clerk/Planning

Manager's Administrative Report entitled "Recreational Vehicle By-law Amendment";

And That Council receives comments from the public regarding the draft By-law and will consider the new Recreational Vehicle By-law later in the Regular Meeting;

And That Council instructs the Clerk to make the following Amendments:

1. Amend Section 1 c) to add "...and no Licence shall be renewed after January 1, 2024 unless the Recreational Vehicle complies with this By-law".

6. Public Comments and Questions

7. Council Comments and Questions

8. Adjournment

- a) Adjournment of Meeting

Be It Resolved That Council adjourns the Public Meeting at _____
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Planning Report – Zoning By-Law Amendment

To: Mayor and Members of Council

Prepared By: Dmitry Kurylovich, Community Planner, County of Frontenac

Reviewed By: Sonya Bolton, Manager of Community Planning, County of Frontenac

Re: Public Information Meeting for Proposed Amendment to Zoning By-Law Number 55-19, to Update Sections Regarding Recreational Vehicles.

Recommendation: Receive comments from the public

Date Prepared: February 16, 2022

Date of Public Meeting: February 25, 2022

Recommendation

Under the Planning Act, a public meeting is required to be held to receive comments from citizens on the proposed Zoning By-Law Amendment. Planning staff recommend Council receive public comments for consideration in the review of the zoning by-law as it pertains to Recreational Vehicles. Staff will review the comments received and provide a detailed analysis and recommendation in a final report to Council at a future meeting date.

Proposal

The Township of North Frontenac is proposing to amend Zoning By-Law Number 55-19 to update sections that regulate Recreational Vehicles. The proposed zoning by-law update will include the following:

- Update Definitions related to Recreational Vehicles to provide more clarity.
- Amend Section 3.32 Parking Requirement.
- Amend Section 3.36 Recreation Vehicles on Individual Lots.
- Update the Waterfront Residential (RW), Rural (RU), Limited Service Rural (LSR) and Limited Service Waterfront (LSW) zones to remove Recreational Vehicles as a permitted use.
- Update the provisions of the Hamlet (H) and Recreational Commercial (RC) zones to provide clarity regarding Recreation Vehicles within a Tourist Establishment.

Background

The Township has initiated a review of Recreational Vehicle (RV) regulations to streamline how RVs are regulated and make the process of locating and understanding all regulations more efficient.

RVs are currently regulated by both Zoning By-Law Number 55-19 and Recreational Vehicle By-Law Number 42-20.

By-Law Number 42-20 identifies the rules associated with the licensing and placement of RVs, such as required setbacks, servicing, use of additional structures such as decks and enclosures, duration of placement, and fees. Zoning By-Law Number 55-19 identifies the zone in which RVs are permitted, how they are defined, and parking requirements.

Through the review of the Recreational Vehicle By-Law, there is an opportunity to consolidate most of the existing zoning regulations with the Recreational Vehicle By-Law. The consolidation of these regulations is intended to reduce the burden associated with understanding how RVs are defined, where they are permitted, and what rules exist regarding their use.

Presently, an individual interested in placing an RV on their property is required to identify the zoning of their land, confirm if an RV is permitted within the zone using the Zoning By-Law, and then reference the Recreation Vehicle By-Law to understand all regulations when it comes to the use of an RV.

The proposed Zoning By-Law Amendment will remove Recreational Vehicles as a permitted use in the Zoning By-Law and instead rely on the proposed RV By-Law to identify what zones an RV is permitted within. This change will allow interested property owners to gather all RV related information directly from the RV By-Law instead of cross referencing both the RV By-Law and the Zoning By-Law.

Attachments

Attachment 1 – Draft By-Law to Amend Zoning By-Law Number 55-19

The Corporation of the Township of North Frontenac

By-Law Number XX-22

Being a By-law to Amend By-law Number 55-19, By-law to Regulate the Use of Land, Building and Structures within the Township (Zoning By-law) to Amend Sections with respect to Recreational Vehicles

Whereas Council passed By-law Number 55-19 on July 5, 2019 to Regulate the Use of Land, Building and Structures within the Township of North Frontenac;

And Whereas Council passed By-law Number _____ on _____ to Licence and Regulate Recreational Vehicle By-laws in the Township;

And Whereas Council deems it necessary to amend By-law Number 55-19, to update sections of the Zoning By-law with respect to Recreational Vehicles, as these are now regulated under the Recreational Vehicle By-law;

Therefore Be It Resolved That the Council of The Corporation of the Township of North Frontenac enacts as follows:

1. Township of North Frontenac Zoning By-Law Number 55-19, as amended, is hereby further amended as follows:
 - a) **Amend** Part 2 - Definitions of By-law Number 55-19 as follows:
 - 1) Recreational Vehicle Definition be deleted and replaced with the following new definition:

“Recreational Vehicle means any contrivance so constructed that is suitable for being attached to a motor vehicle for the purposes of being drawn or is propelled by the motor vehicle or self-propelled. A Recreational Vehicle includes a travel trailer, motor home, or camper but does not include a Park Model Trailer, Tiny Home or Tent Trailer.”
 - 2) Structure Definition be amended to remove the following wording: “a recreational vehicle (for setback purposes only),”
 - b) **Amend** Part 3 – General Provisions of By-law Number 55-19 as follows:
 - 1) Section 3.32 Parking Requirements, Table 1, second row, under “Residential” – delete the last bullet point “Recreational Vehicle on Individual Lot” from the list.
 - 2) Section 3.36 Recreational Vehicles on Individual Lots be deleted in its entirety and replaced with the following:

“Unless otherwise indicated in Zoning By-law Number 55-19, provisions regarding the placement of recreational vehicles on individual lots shall be governed by the Township of North Frontenac Recreational Vehicles By-Law, as amended from time to time.”

c) **Amend** Part 4 – Zones of By-law Number 55-19 as follows:

- 1) Section 4.4 Residential Waterfront, Subsection 4.4.1 Permitted Uses – Principal: delete the bullet point for “Recreational Vehicle”.
- 2) Section 4.6 Hamlet, Subsection 4.6.4 Additional Provisions: insert a new subsection (c) and insert the following new text:

“(c) For a Tourist Establishment with Recreational Vehicles, enclosures, overhangs, porches, roof-overs, expansions, or additions are not permitted on or abutting a recreational vehicle, with the exception of pre-engineered and removable add-a-rooms manufactured specifically for the purpose of adding additional space to a recreational vehicle.”
- 3) Section 4.7 Rural, Subsection 4.7.1 Permitted Uses – Principal: delete the bullet point for “Recreational Vehicle”.
- 4) Section 4.8 Limited Service Rural – LSR, Subsection 4.8.1 Permitted Uses – Principal: delete the bullet point for “Recreational Vehicle”.
- 5) Section 4.9 Limited Service Waterfront – LSW, Subsection 4.9.1 Permitted Uses – Principal: delete the bullet point for “Recreational Vehicle”.
- 6) Section 4.12 Recreational Commercial, Subsection 4.12.5 Additional Provisions: insert a new subsection (c) and insert the following text:

“(c) For a Tourist Establishment with Recreational Vehicles, enclosures, overhangs, porches, roof-overs, expansions, or additions are not permitted on or abutting a recreational vehicle, with the exception of pre-engineered and removable add-a-rooms manufactured specifically for the purpose of adding additional space to a recreational vehicle.”

2. All resolutions, By-laws or parts of By-laws, which are contrary to or inconsistent with this By-law, are hereby repealed.
3. All other provisions of Zoning By-Law Number 55-19 shall continue to apply.
4. This By-law shall come into force and take effect on the date of final passing by the Council of the Township of Central Frontenac, subject to the provisions of the *Planning Act, R.S.O., 1990*, as amended.

Read a first and second time this .

Read a third time and passed this .

Mayor

Clerk

DRAFT



Administrative Report

To: Mayor and Members of Council

From: Tara Mieske, Clerk/Planning Manager

Recommended by: Cheryl Robson, AMCT, Chief Administrative Officer

Date of Meeting: February 25, 2022 – Public Meeting

Re: Recreational Vehicle By-law Amendment

Background

By-law #41-03 to Licence Recreational Vehicles was passed on November 7, 2003. This By-law was repealed and replaced with By-law #83-19 on October 18, 2019, which was later repealed and replaced with By-law #42-20 passed on May 29, 2020 (Attachment #1). These By-laws were to Licence Recreational Vehicles which met the requirements of the licencing By-law. Other regulations on Recreational Vehicles were contained in the Zoning By-law.

At the October 1, 2021 Special Council Meeting regarding the Recreational Vehicle By-law, Council passed the following Resolution:

Resolution #: 443-21 Moved By: Councillor Hermer
Seconded By: Councillor Fowler

Whereas Council passed Resolution #363-21 at their meeting on August 20, 2021, receiving for information the Chief Administrative Officer's (CAO) Administrative Report (on behalf of the RV working group) entitled "Proposed Amendments to Recreational Vehicle (RV) By-law #83-19"; and that Mayor Higgins called a Special Council Meeting to discuss options and possible amendments to the RV By-law and Council instructed the Clerk to set this up on October 1, 2021 at 1:00 p.m. and provide notice;

Therefore Be It Resolved That Council receives for information the Chief Building Official's (CBO) PowerPoint presentation regarding proposed amendments to the RV By-law for Council's consideration;

And That Council directs the Clerk to bring back an amended RV By-law with the following revised provisions:

- An RV is a Travel Trailer and Motor home and is not a Park Model Trailer, Tiny Home or Tent Trailer;
- RV Setbacks shall be:
 - 10m from all Easements, Right-of-Ways, Roads, etc.;
 - 30m from high water mark/wetland;

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- 5m rear yard (non-waterfront) 10m rear yard (waterfront);
- 5m side yard;
- 3m from all other RVs or structures;
- Special setbacks in accordance with Zoning By-law (ZBL); and
- Must comply with Hydro One and Bell setbacks;
- Accessory Structures Permitted:
 - An unattached deck not exceeding 10 square meters and a maximum of 60cm above grade
 - A gazebo, viewing platform and/or storage shed with a combined total area not exceeding 10 square meters (max height 8m)
 - One dock and pump house is permitted in compliance with the same provisions as the ZBL
- RV Placement Permits are Permitted in the following Zones:
 - Waterfront
 - Rural
 - Hamlet
- Temporary use of one (1) RV is permitted with a dwelling for 28 days per visit in the following zones:
 - Waterfront
 - Rural
 - Hamlet
- Temporary use of an RV is not permitted on vacant land or with an RV placement;
- Exemptions for a Temporary Use of an RV shall be as follows:
 - Temporary use RVs are permitted from the first Monday in November to the second following Sunday, in any year.
 - Personal Gatherings are allowed one (1) RV per acre, to a maximum of 25 RVs, for a maximum of seven (7) nights, 3 times per year.
 - RVs shall be separated a minimum of six (6) metres between other RVs and structures
 - Request that property owner inform the Township in writing a minimum of seven (7) days prior to the Special Event of the details (i.e. dates, number of attendees and RVs, etc.) for emergency services purposes.
 - Larger events (re: festivals, etc.) over and above these exemptions shall request special permission from the Township in advance.
 - Third-party temporary construction projects (i.e. roads, cell towers, etc.);
 - Shall comply with setbacks
- Non-Commercial **Storage** of an RV with Licence Plate shall be further investigated by Township Staff for Council's consideration.
- Fees shall remain the same plus adding RVs placed without a License \$300 (RV placement approval);

And That possible Set Fines shall be investigated more by Township staff and report back to Council;

Dan Halladay, Chief Building Official
Brooke Drechsler, Deputy Clerk/Assistant to the Planning Manager
Brooke Hawley, CAO Executive Assistant

Comments

The current Recreational Vehicle By-law #42-20 was to licence Recreational Vehicles. The proposed Recreational Vehicle By-law (Attachment #2) will regulate and licence Recreational Vehicles.

Provisions on regulation were contained in Zoning By-law #55-19. It is proposed the sections on Recreational Vehicles be removed from the Zoning By-law and be regulated through the proposed Recreational Vehicle By-law.

Details on the key changes between the current Recreational Vehicle By-law and the proposed By-law are provided below. Please note these are just a summary and the details can be reviewed in the By-laws.

1. Title, Application and Scope

- Removed “the By-law does apply to a stored Recreational Vehicle” – the draft By-law now contains provisions on storage.
- Added “the By-law does not apply to a Recreational Vehicle on a property as a temporary use with a Building Permit issued for a dwelling”.

2. Licensed Recreational Vehicles

a) Vacant Land

- Changes “a Recreational Vehicle is permitted for 14 days in a 90 day period” to “a Recreational Vehicle is not permitted on vacant land without a Licence”.

b) Permitted Zones

- Added Recreational Vehicles can be licensed in the Hamlet zone.

c) Setbacks:

- Front Yard (non-waterfront) was 7 metres changed to 10 metres from all easements, rights-of-way and roads.
- Rear Yard was changed from 7 metres to 5 metres (non-waterfront) and 10 metres (waterfront lots)
- Interior Side Yard of 3 metres and Exterior Side Yard of 7 metres was changed to Side Yard of 5 metres.
- Added setback in compliance with Hydro One and Bell requirements.

d) Setback Exemption

- The Chief Building Official may allow an exception, subject to the Chief Administrative Officer’s approval for the following:
 - 30 metre setback from the high water mark of a waterbody or an unclassified wetland area subject to approval from the appropriate Conservation Authority and/or Ministry of Natural Resources and Forestry, subject to applicable fees;
 - Front yard, rear yard or side yard setback with the exception of a Recreational Vehicle in the Hamlet zone.

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e) Decks

- Changed from meet the provisions of the Zoning By-law and Building Code to “shall not exceed 10 square metres with a maximum height of 60 centimeters and meet the provisions of the Zoning By-law and Building Code”.

f) Accessory Structures - Gazebo, Viewing Platform, Storage Shed, etc.

- Changed from “shall not exceed a total area of 15 square metres and meet the provisions of the Zoning By-law and Building Code” to “shall not exceed a total area of 10 square metres with a maximum height of 8 feet and meet the provisions of the Zoning By-law and Building Code”.
- Added a dock and pump house is permitted.

3. Provisions for the use of a Recreational Vehicle with a Dwelling

- Changed from 14 consecutive days in a 90 day period (Zoning By-law) to a maximum of 28 days per visit (RV By-law).

4. Storage

- Storage will be permitted on a vacant lot. Provisions have been added to allow an additional Recreational Vehicle to be stored on lots over 2 acres.

5. Exemptions

- Added Deer Hunting Season - Allow Recreational Vehicles from first Monday in November to the second following Sunday in November.
- Added Special Events/Personal Gatherings – allow one Recreational Vehicle per acre (maximum 25) for a maximum of 7 nights, 3 times per year.
- Added construction projects.

Resolution #443-21 provides, “once a revised RV By-law has been adopted Council instructs the CAO to provide notice to all owners with a current RV Placement Permit that they have two (2) years to bring their RV up to compliance with the By-law, including: Septic, Set-backs and Fire Code”. This will need to be included in the draft By-law to ensure all Recreational Vehicles are in compliance with the By-law within two years. This will require amendments to Section 1 c) to add “...and no Licence shall be renewed after January 1, 2024 unless the Recreational Vehicle complies with this By-law”.

Comments received from the public regarding the Recreational Vehicle By-law up to February 17, 2022 are attached (Attachment #3).

Financial Implications

It is proposed the annual Fee for a Recreational Vehicle Licence remain at \$300.

It is proposed the following will be added “The annual licence fee will be pro-rated at \$25 per month for a New Recreational Vehicle Licence issued from the first day of the month if the placement occurs mid-year.”

Also, as per Resolution #443-21, the Administrative Fee for a Recreational Vehicle placed without a permit issued by the Chief Building Official shall be \$300.

Recommendation

Be It Resolved That Council receives for information the Clerk/Planning Manager's Administrative Report entitled "Recreational Vehicle By-law Amendment";

And That Council receives comments from the public regarding the draft By-law and will consider the new Recreational Vehicle By-law later in the Regular Meeting;

And That Council instructs the Clerk to make the following Amendments:

1. Amend Section 1 c) to add "...and no Licence shall be renewed after January 1, 2024 unless the Recreational Vehicle complies with this By-law".

Enclosures

1. Recreational Vehicle By-law #42-20
2. Proposed Recreational Vehicle By-law
3. Public Comments received up to February 17, 2022

The Corporation of the Township of North Frontenac

By-Law # 42- 20

Being a By-law to Licence Recreational Vehicles in the Municipality and to Repeal By-law #83-19

Whereas Section 164 of the Municipal Act, S.O. 2001, as amended authorizes the Municipality to prohibit or Licence Recreational Vehicles located in the Municipality;

Now Therefore the Council of the Corporation of the Township of North Frontenac hereby enacts as follows:

1. Title and Application

- a) This By-law shall be cited as the "Recreational Vehicle Licence" By-law.
- b) This By-law does not apply to:
 - i. Assessed Recreational Vehicles which are legally located on a property and that are assessed under the *Assessment Act*, as amended.
 - ii. Recreational Vehicles located in a Tourist Establishment.
 - iii. A Stored Recreational Vehicle as defined in Township's Zoning By-law.
- c) Subject only to section 1(b) above, this By-law applies to all Recreational Vehicles and all properties in the Township. Section 34(9) of the Planning Act is not applicable to this By-law and no person shall replace a Recreational Vehicle on any property unless the replacement Recreational Vehicle complies with this By-law.

2. Definitions

- a) **Recreational Vehicle** means any contrivance so constructed that is suitable for being attached to a motor vehicle for the purposes of being drawn or is propelled by the motor vehicle or self-propelled. A Recreational Vehicle includes a travel trailer, motor home, or camper but does not include a Park Model Trailer.
- b) **Township** means the Corporation of the Township of North Frontenac.
- c) **Use or Occupy** means to inhabit or utilize for any purpose.
- d) **Zoning By-law** means the Township's Zoning By-law, as amended.

3. Scope

- a) No person shall occupy or use a Recreational Vehicle for more than fourteen (14) consecutive days once in a ninety (90) day period without a Recreational Vehicle Licence issued by the Township.

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To Licence Recreational Vehicles
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- b) No person shall locate a Recreational Vehicle or construct or place any accessory structures associated with a Recreational Vehicle on any property without a site placement approval issued by the Building Department in advance. A recreational Vehicle Licence shall not be issued where a site placement approval has not been issued by the Building Department.
- c) The owner of the land upon which a Recreational Vehicle is located, shall be responsible for obtaining a Licence from the Township. A Licence issued pursuant to this By-law authorizes the use and maintenance of a Recreational Vehicle on existing lots for temporary accommodations only. The issuance of a Licence does not grant the Licencee the authority to occupy the Recreational Vehicle on a permanent basis. The issuance of a Licence is not intended and shall not be construed as permission or consent by the Municipality for the holder of the Licence to contravene or to fail to observe or comply with any law of Canada, Ontario or any By-law of the Municipality.
- d) The Township may impose conditions on any Licence issued for a Recreational Vehicle, including without limitation any or all of the following. Where any of the following conditions cannot be met, the Township may refuse to issue a Licence for the Recreational Vehicle:
- i. A maximum of one (1) Recreational Vehicle only, may be occupied or used on a vacant lot zoned Residential Waterfront, Rural, Limited Service Waterfront or Limited Service Rural.
 - ii. A Recreational Vehicle shall be setback a minimum of:
 - Front Yard – 7 metres (excluding a property on a waterbody); Rear Yard – 7 metres; Interior Side Yard – 3 metres; Exterior Side Yard – 7 metres;
 - 30 metres from the high water mark of all waterbodies; and
 - 30 metres from the boundary of an unclassified wetland.
 - iii. A Recreational Vehicle shall also be setback in accordance with Section 3.27 of the Zoning By-law for Minimum Distance Separation, Influence Areas and Special Setbacks for Livestock Facility, Manure Storage or Aerobic Digester; Waste Management Facilities; Licenced Pits or Quarries; Industrial Uses; Water Bodies; Wetlands and Provincial Highways.
 - iv. A Recreational Vehicle shall be adequately serviced with a potable water supply.
 - v. A Recreational Vehicle shall be serviced with an onsite Class 1 sewage disposal system and Class 2 sewage disposal system or an onsite

Class 4 sewage disposal system approved under the Ontario Building Code.

- vi. The owner of the land shall obtain a Civic Address in accordance with the Civic Addressing Policy.

- e) A deck may be permitted to be constructed as an accessory use to a Recreational Vehicle provided the deck complies with the Zoning By-law and the Ontario Building Code.

- f) Enclosures, overhangs, porches, roof-overs, expansions, or additions are not permitted on or abutting a Recreational Vehicle, with the exception of pre-engineered and removable add-a-room manufactured specifically for the purpose of adding additional space to a Recreational Vehicle.

- g) A gazebo, viewing platform, and/or storage shed with a total area not exceeding 15 square metres are permitted as accessory buildings to a Licenced Recreational Vehicle provided they comply with the Zoning By-law and the Ontario Building Code.

4. Licence Fees

- a) All Applications submitted for consideration shall be subject to an Application Fee (non-refundable deposit) as set out in the Township's Fees and Charges By-law. If the Licence is refused the fee is non-refundable. This fee covers the review of the Application, initial location inspection and placement inspection.

- b) The Licence Fees for every Recreational Vehicle to which this By-law applies shall be as set out in the Township's Fees and Charges By-law.

- c) No Licence shall be issued unless the prescribed fee has been paid.

- d) The Annual Licences issued under this By-law shall come into effect on January 1st and shall expire on December 31st. Annual Licence Fees payable under this By-law will be invoiced by January 15th of each year and shall be payable by February 28th.

- e) Interest on the Annual Licence Fee not paid when due shall accrue at the rate 1.25% per month (15%) per annum from the due date to the date of payment.

- f) A refund may be obtained by submitting a request in writing to the Township indicating a Recreational Vehicle will no longer be located on a property and specifying the date on which it is going to be removed and the proposed Removal Inspection Fee as set out in the Township's Fees and Charges By-law. The CBO or designate will complete an inspection within fourteen (14) days after the actual

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To Licence Recreational Vehicles
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date it is to be removed, to confirm removal. The amount of the refund will be calculated from the first day of the month following the date on which the property owner advised the Recreational Vehicle will be removed and it is confirmed by the CBO that the Recreational Vehicle is no longer located on the property.

- g) The Township shall issue a Licence for a Recreational Vehicle provided that a complete application is submitted to the Township, all pre-conditions as specified in this By-law are satisfied, the Licence fee is paid in full and the use of the property for a Recreational Vehicle conforms with all other applicable law, including the Zoning By-law.
- h) Applications to renew a Recreational Vehicle license or applications for a license for a new Recreational Vehicle in the location where a license for a previous Recreational Vehicle had been issued may be refused where any terms or conditions of a previous license were breached, at the discretion of the Township.

5. Penalty/Notices of Violation

- a) Any person who contravenes this By-law is guilty of an offence and upon conviction is liable to payment of a fine.
- b) Where any condition of a Licence is breached by any person, whether or not the Township has commenced a prosecution, the Township may revoke the license upon written notice of revocation being served on the owner of the property or such notice being posted conspicuously on the property for which the Licence was issued.
- c) Where a Licence is revoked by the Township, the Licence holder and owner of the property on which the Recreational Vehicle was located shall be jointly and severally responsible for removing the Recreational Vehicle within 14 days of receipt of the notice of revocation.
- d) Where the Licence holder and/or owner fail to remove the Recreational Vehicle in accordance with this By-law, the Township may enter upon the property and remove the Recreational Vehicle without further notice to the owner or Licence holder.
- e) The owner of the property and Licence holder shall be jointly and severally liable for all costs incurred by the Township to remove any Recreational Vehicle from a property where the Recreational Vehicle is located in breach of this By-law. All costs incurred by the Township may be recovered from the owner and/or Licence holder by action or placed on the tax roll for the property where the Recreational Vehicle was located and collected in the same manner as municipal property taxes.

6. Application

- a) Any section, subsection or part thereof of this By-law be declared by any Court of Law to be illegal or ultra vires, such section or subsection or part thereof shall be severable and all parts hereof are declared to be separate and independent.
- b) This By-law shall come into force and take effect immediately upon the date of passing.
- c) By-law #83-19 is hereby repealed.

Read a first and second time this 29th day of May, 2020.

Read a third time and passed this 29th day of May, 2020.

Mayor

Clerk

The Corporation of the Township of North Frontenac

By-Law # Draft

Being a By-law to Regulate and Licence Recreational Vehicles in the Municipality and to Repeal By-law #42-20

Whereas Section 164 of the Municipal Act, S.O. 2001, as amended authorizes the Municipality to prohibit or licence Recreational Vehicles located in the Municipality;

Now Therefore the Council of the Corporation of the Township of North Frontenac hereby enacts as follows:

1. Title and Application

- a) This By-law shall be cited as the "Recreational Vehicle Licence" By-law.
- b) This By-law does not apply to:
 - i) Assessed Recreational Vehicles which are legally located on a property and that are assessed under the *Assessment Act*, as amended.
 - ii) Recreational Vehicles located in a Tourist Establishment.
 - iii) A Recreational Vehicle placed on a property as a temporary use if approved by the Chief Building Official in accordance with the provisions of the Zoning By-law and with a Building Permit issued for a dwelling.
- c) Subject only to section 1(b) above, this By-law applies to all Recreational Vehicles and all properties in the Township. Section 34(9) of the Planning Act is not applicable to this By-law and no person shall replace a Recreational Vehicle on any property unless the replacement Recreational Vehicle complies with this By-law.

2. Definitions

Recreational Vehicle means any contrivance so constructed that is suitable for being attached to a motor vehicle for the purposes of being drawn or is propelled by the motor vehicle or self-propelled. A Recreational Vehicle includes a travel trailer, motor home, or camper but does not include a Park Model Trailer, Tiny Home or Tent Trailer.

Stored Recreational Vehicle means a Recreational Vehicle located on a lot which is not connected to hydro, water or sewage hook-up and the stabilizers shall not be used.

Tourist Establishment means any parcel of land which is used to provide temporary accommodation for the public or members of an organization in tents, trailers, tourist cabins, tourist trailers or recreational vehicles. This definition also includes a campground and a lodge, and may include common buildings for dining, showers and washroom facilities.

Township means the Corporation of the Township of North Frontenac.

Use or Occupy means to inhabit or utilize for any purpose.

Zoning By-law means the Township's Zoning By-law, as amended.

3. Scope

- a) No person shall locate a Recreational Vehicle or construct or place any accessory structures associated with a Recreational Vehicle on any property without a site placement approval issued by the Building Department in advance. A Recreational Vehicle Licence shall not be issued where a site placement approval has not been issued by the Building Department.
- b) No person shall occupy, use or store a Recreational Vehicle except in accordance with this By-law.
- c) No person shall use or occupy a Recreational Vehicle on a vacant lot without a Recreational Vehicle Licence.

4. Licensing of Recreational Vehicles

- a) The owner of the land upon which a Recreational Vehicle is located, shall be responsible for obtaining a Licence from the Township. A Licence issued pursuant to this By-law authorizes the use and maintenance of one Recreational Vehicle on existing lots for temporary accommodations only. The issuance of a Licence does not grant the Licencee the authority to occupy the Recreational Vehicle on a permanent basis. The issuance of a Licence is not intended and shall not be construed as permission or consent by the Township for the holder of the Licence to contravene or to fail to observe or comply with any law of Canada, Ontario or any By-law of the Township.
- b) The Township may impose conditions on any Licence issued for a Recreational Vehicle, including without limitation any or all of the following. Where any of the following conditions cannot be met, the Township may refuse to issue a Licence for the Recreational Vehicle:
 - i) A maximum of one (1) Recreational Vehicle only, may be occupied or used on a vacant lot zoned Residential Waterfront, Rural, Limited Service Waterfront, Limited Service Rural or Hamlet.
 - ii) A Recreational Vehicle shall be setback a minimum of:
 - a. 10 metres from all easements, rights-of-way, and roads;
 - b. 30 metres from high water mark of a waterbody or wetland;
 - c. 5 metres from the rear yard on a non-waterfront lot and 10 metres from the rear yard on a waterfront lot;

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- d. 5 metres from a side yard;
 - e. 3 metres from all other Recreational Vehicles, buildings or structures;
 - f. In compliance with Hydro One and Bell required setbacks.
- iii) A Recreational Vehicle shall also be setback in accordance with Minimum Distance Separation, Influence Areas and Special Setbacks for Livestock Facility, Manure Storage or Aerobic Digester; Waste Management Facilities; Licenced Pits or Quarries; Industrial Uses; Water Bodies; Wetlands and Provincial Highways as set out in the Zoning By-law.
 - iv) A Recreational Vehicle shall be adequately serviced with a potable water supply.
 - v) A Recreational Vehicle shall be serviced with an onsite Class 1 sewage disposal system and Class 2 sewage disposal system or an onsite Class 4 sewage disposal system approved under the Ontario Building Code.
 - vi) The owner of the land shall obtain a Civic Address in accordance with the Civic Addressing Policy.
 - vii) The Chief Building Official may allow an exception, subject to the Chief Administrative Officer's approval for the following:
 - a. 30 metre setback from the high water mark of a waterbody or an unclassified wetland area subject to approval from the appropriate Conservation Authority and/or Ministry of Natural Resources and Forestry, subject to applicable fees;
 - b. Front yard, rear yard or side yard setback with the exception of a Recreational Vehicle in the Hamlet zone.
 - c) An unattached deck not exceeding 10 square metres and a maximum of 60 centimetres above grade may be permitted to be constructed as an accessory use to a Licensed Recreational Vehicle provided the deck complies with the Zoning By-law and the Ontario Building Code.
 - d) A gazebo, viewing platform, and/or storage shed with a total area not exceeding 10 square metres and a maximum height of 8 metres are permitted as accessory buildings to a Licensed Recreational Vehicle provided they comply with the Zoning By-law and the Ontario Building Code.
 - e) A dock and pump house are permitted as accessory structures to a Licensed Recreational Vehicle provided they comply with the Zoning By-law.
 - f) No person shall construct enclosures, overhangs, porches, roof-overs, expansions, or additions on or abutting a Recreational Vehicle, with the exception

of pre-engineered and removable add-a-room manufactured specifically for the purpose of adding additional space to a Recreational Vehicle.

5. Temporary Use

- a) Temporary use of one (1) Recreational Vehicle is permitted on a lot zoned Residential Waterfront, Rural, Limited Service Waterfront, Limited Service Rural or Hamlet with a dwelling for a maximum of 28 days per visit.

6. Storage

- a) Non-commercial storage of a Recreational Vehicle with a licence plate is permitted on a property as follows:
 - i) One (1) Recreational Vehicle may be stored on a property with less than 2 acres that does not have a Recreational Vehicle Licence issued.
 - ii) Two (2) Recreational Vehicles may be stored on a property with more than 2 acres that does not have a Recreational Vehicle Licence issued.
 - iii) One additional Recreational Vehicle may be stored from October 15th to May 15th on a property greater than 2 acres with a Recreational Vehicle Licence.

7. Exemptions

- a) Recreational Vehicles shall be permitted from the first Monday in November to the second following Sunday in November, in any year subject to the setback requirements in Sections 4 b ii) and 4 b iii) being met.
- b) One (1) Recreational Vehicle per acre, to a maximum of 25 Recreational Vehicles, for a maximum of seven (7) nights, three (3) times per year is permitted for special events/personal gatherings, subject to the setback requirements in Sections 4 b ii) and 4 b iii) being met. Despite Section 4 b ii) e. the separation distance between other Recreational Vehicles, building, and structures shall be 6 metres.
- c) Property owners should inform the Township in writing a minimum of seven (7) days prior to the special event/personal gathering of the details (i.e. dates, number of attendees, number of Recreational Vehicles) for Emergency Services purposes.
- d) Recreational Vehicles shall be permitted without a Recreational Vehicle Licence for any third-party temporary construction project (i.e. roads, cell towers, etc.)
- e) Recreational Vehicles and attendees exceeding the permitted amount in Section 7 b) for larger events shall request permission from the Township in advance of the event.

8. Licence Fees

- a) All Applications submitted for consideration shall be subject to an Application Fee (non-refundable deposit) as set out in the Township's Fees and Charges By-law. If the Licence is refused the fee is non-refundable. This fee covers the review of the Application, initial location inspection and placement inspection.

- b) The Licence Fees for every Recreational Vehicle to which this By-law applies shall be as set out in the Township's Fees and Charges By-law.
- c) No Licence shall be issued unless the prescribed fee has been paid. The annual licence fee will be pro-rated per the Fees and Charges By-law for a New Recreational Vehicle Licence issued from the first day of the month if the placement occurs mid-year.
- d) The Annual Licences issued under this By-law shall come into effect on January 1st and shall expire on December 31st. Annual Licence Fees payable under this By-law will be invoiced by January 15th of each year and shall be payable by February 28th.
- e) Interest on the Annual Licence Fee not paid when due shall accrue at the rate 1.25% per month (15%) per annum from the due date to the date of payment.
- f) A refund may be obtained by submitting a request in writing to the Township indicating a Recreational Vehicle will no longer be located on a property and specifying the date on which it is going to be removed and the proposed Removal Inspection Fee as set out in the Township's Fees and Charges By-law. The CBO or designate will complete an inspection within fourteen (14) days after the actual date it is to be removed, to confirm removal. The amount of the refund will be calculated from the first day of the month following the date on which the property owner advised the Recreational Vehicle will be remove and it is confirmed by the CBO that the Recreational Vehicle is no longer located on the property.
- h) The Township shall issue a Licence for a Recreational Vehicle provided that a complete application is submitted to the Township, all pre-conditions as specified in this By-law are satisfied, the Licence fee is paid in full and the use of the property for a Recreational Vehicle conforms with all other applicable law, including the Zoning By-law.
- i) Applications to renew a Recreational Vehicle license or applications for a license for a new Recreational Vehicle in the location where a license for a previous Recreational Vehicle had been issued may be refused where any terms or conditions of a previous license were breached, at the discretion of the Township.

9. Penalty/Notices of Violation

- a) Any person who contravenes this By-law is guilty of an offence and upon conviction is liable to payment of a fine.
- b) Where any condition of a Licence is breached by any person, whether or not the Township has commenced a prosecution, the Township may revoke the license upon written notice of revocation being served on the owner of the property or

such notice being posted conspicuously on the property for which the Licence was issued.

- c) Where a Licence is revoked by the Township, the Licence holder and owner of the property on which the Recreational Vehicle was located shall be jointly and severally responsible for removing the Recreational Vehicle within 14 days of receipt of the notice of revocation.
- d) Where the Licence holder and/or owner fail to remove the Recreational Vehicle in accordance with this By-law, the Township may enter upon the property and remove the Recreational Vehicle without further notice to the owner or Licence holder.
- e) The owner of the property and Licence holder shall be jointly and severally liable for all costs incurred by the Township to remove any Recreational Vehicle from a property where the Recreational Vehicle is located in breach of this By-law. All costs incurred by the Township may be recovered from the owner and/or Licence holder by action or placed on the tax roll for the property where the Recreational Vehicle was located and collected in the same manner as municipal property taxes.

10. Application

- a) Any section, subsection or part thereof of this By-law be declared by any Court of Law to be illegal or ultra vires, such section or subsection or part thereof shall be severable and all parts hereof are declared to be separate and independent.
- b) This By-law shall come into force and take effect immediately upon the date of passing.
- c) By-law #42-20 is hereby repealed.

Read a first and second time this

Read a third time and passed this

Mayor

Clerk

Public Meeting - February 25, 2021 - Zoning By-law Amendment and Changes to Recreational Vehicle By-law – Public Comments:

February 6, 2022

- About the definition of a recreational vehicle: I believe that the current definition would include ATVs.
That's what I thought initially a recreational vehicle was. Now I see that you were after trailers and campers in this bylaw. But the definition does include ATVs.....According to the definition below, an ATV is a "contrivance that is so constructed that is self-propelled" and the "suitable" part would apply to any type of trailer for hauling as opposed to living. I don't think you want that.

February 14, 2022

- The proposed RV By-law change went to our KLA board for review. The proposed changes appear to be a reasonable, well laid out, consistent with other municipalities and a good upgrade to the current Bylaw - with one change requested: ***inclusion of tent trailers in the definition of RV.***
 - Commercial sellers and buyers of RVs consider tent trailers RVs - on what basis is North Frontenac excluding them?
 - Tent trailers are now designed with hard top roofs, showers, oven, toilet, TVs such that they are stand-alone living units.
 - Tent trailers are being set up on cottage lots as additional living spaces/ stand-alone living units in addition to the main cottage.
 - Request that tent trailers be included in the RV Bylaw along with all other types of RVs.