

ZONING BY-LAW NO. 27-2017
A BY-LAW TO AMEND
ZONING BY-LAW NO. 27-95 as amended
(Housekeeping Amendment: Trailer Provisions)

MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

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Planning Consultant:

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Professional Land Use Planner

EXPLANATORY NOTE

To Zoning By-law No. 27-2017

Passed by the Council of the Municipal Corporation of the Township of Armour

- Lands Affected:** This By-law applies to all lots of record in Armour Township zoned Residential Settlement (RS), Rural (Ru), Lakeshore Residential (LR) and Seasonal Residential (SR) and Recreational Commercial (RC).
- By-Law Purpose:** The purpose of this Amendment is to make “housekeeping” changes to various provisions of the Zoning By-law to update the provisions dealing with the use and licensing of trailers and park model trailers.
- Official Plan:** The proposed Zoning By-law amendment conforms with the regulations of the Armour Township Official Plan.

ZONING BY-LAW NO. 27-2017

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

Being a By-law under the provisions of Sections 34 of the **Planning Act, R.S.O. 1990**, to amend Zoning By-law No. 27-95, as amended, of the Municipal Corporation of the Township of Armour with respect to provisions applying to the use and licensing of trailers and park model trailers as they apply to lands in the Residential Settlement (RS), Rural (Ru), Lakeshore Residential (LR), Seasonal Residential (SR), and Recreational Commercial (RC) Zones.

WHEREAS THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR has reviewed Zoning By-law No. 27-95, as amended, and deems it advisable to amend same:

NOW THEREFORE THE COUNCIL OF THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR ENACTS as follows:

1. **THAT** Definitions Section **2.186 “Structure”** is hereby amended by adding the words: “including mobile homes, trailers and park model trailers as per Section 34(4) of the Planning Act” following the words “something located on or in the ground”; and
2. **THAT** Definitions Sections **2.191 “Trailer”** and **2.192 “Trailer Camp, Commercial”** are hereby amended by deleting the words “park model homes”; and
3. **THAT** Section 2 Definitions is hereby amended by adding a new Section **2.191.1** as follows:

“Trailer, Park Model” means a manufactured building under the Ontario Building Code O.Reg. 332/12 Section 9.38 “Park Model Trailers” which has been designed and constructed in conformance with the standards of CSA-Z241 “Park Model Trailers”, and which is used as a recreational vehicle or building that meets the following criteria:

 - (a) Built on a single chassis mounted on wheels; and
 - (b) Designed to facilitate relocation from time to time; and
 - (c) Designed as living quarters for seasonal camping which may be connected to utilities necessary for the operation of installed fixtures and appliances; and
 - (d) Built with a gross floor area, including lofts, not exceeding 50 square meters (538 sq. ft.) when in the set-up mode; and
 - (e) Built with a width greater than 2.6 meters (8.5 feet) in the transit mode.; and
4. **THAT** Section 5 General Provisions Applicable In All Zones is hereby amended by deleting Section 5.29 in its entirety and replacing it with a new Section **5.29** as follows:

"Temporary Uses – Human Habitation"

In the Residential Settlement (RS), Rural (Ru), Lakeshore Residential (LR), or Seasonal Residential (SR) Zones, a trailer or park model trailer equipped with toilet facilities including an approved sewage holding tank may be used for temporary human habitation provided that:

- (a) During the construction of a dwelling on a lot, the trailer or park model trailer is located on the same lot as the dwelling under construction, and complies with the setback provisions for the zone in which the lot is located and:
 - (i) A license is obtained from the Township in accordance with the Trailer Licensing By-law; and
 - (ii) The trailer or park model trailer shall be removed from the premises upon completion of the dwelling within 60 days of the discontinuance of construction; and
 - (iii) A maximum of one trailer or park model trailer is permitted on the same lot.
- (b) It may be used seasonally on an existing vacant lot, provided such trailer or park model trailer has a current license issued in accordance with the Township's Trailer Licensing By-law. Such structure shall cease to be used for human habitation upon expiry of the license.
- (c) It may be used for the occasional accommodation of guests provided that a detached dwelling exists on the same property.
- (d) In addition, tents or marquees are permitted for children's play, picnics, weddings, family reunions, or other similar private functions.; and

5. **THAT** this By-law shall come into force on the date it is passed by the Council of the Municipal Corporation of the Township of Armour, subject to the provisions of the **Planning Act, R.S.O., 1990**.

Read a **FIRST TIME** this 9th day of May, 2017.

Read a **SECOND TIME** this 9th day of May, 2017.

Read a **THIRD TIME** and **FINALLY PASSED** this 9th day of May, 2017.

MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

Original signed by Bob MacPhail Reeve

Original signed by Wendy Whitwell Clerk-Administrator