

THE CORPORATION OF THE
T O W N O F P E L H A M

By-LAW #260(1974)

Being a by-law to provide for licensing, regulating and governing recreational vehicle parks.

WHEREAS pursuant to Section 383(1) Subsection 15 of the Municipal Act, R.S.O. 1970, Chapter 284, as amended, a Town has the right to pass by-laws to licence, regulate and govern trailer camps as herein defined and to designate areas of land to be used for such a purpose.

AND WHEREAS the Council of the Corporation of the Town of Pelham deems it expedient to pass this by-law for such purpose.

BE IT THEREFORE ENACTED as a by-law of the Corporation of the Town of Pelham as follows:

1. DEFINITIONS:

For purposes of this by-law:

- (a) "Trailer" shall mean a recreational vehicle.
- (b) "Recreational Vehicle" shall mean a vehicle (no greater than 350 square feet), capable of being towed by a passenger automobile (travel trailer or camper), or self-propelled (motor home or truck camper) used for recreational purposes; not a permanent dwelling and not used for year-round living.
- (c) "Recreational Vehicle Park" shall mean a campground, trailer camp or trailer park, each of which is a parcel of land under single ownership which has been planned and improved and providing, for the use of the public, sites for tents, tent trailers, cabin (travel) trailers, pick-up campers, and other recreational vehicles providing sleeping accommodation.
- (d) "Recreational Vehicle Lot" shall mean a parcel of land intended to be used by one recreational vehicle or tent.
- (e) "Permanent Dwelling" shall mean a residential dwelling unit (or units) which is the primary residence of the occupants, and incidentally the primary mailing address of the occupants, and which may be occupied on a year-round basis, notwithstanding that the dwelling may be vacated for periods during which the occupants travel or reside in other areas for recreational or business purposes.
- (f) "Recreational Vehicle Stand" shall mean an area within a recreational vehicle lot upon which the recreational vehicle is intended to be directly situated.
- (g) "Service Building" shall mean those permanent buildings necessary for the convenience of the park patrons and the maintenance of the development.

2. LOCATION AND ACCESS:

- (a) No recreational vehicle park shall be located except with direct access to an arterial or collector road, and with appropriate frontage thereon to permit appropriate design of entrances and exits. No entrance or exit from a recreational vehicle park shall be through a residential district nor require movement of traffic from the park through a residential district.

3. EXTERNAL SETBACKS, ETC.:

Minimum park area	10 acres
Minimum park frontage	200 feet
Maximum park density	12 lots per acre

Minimum side or rear yard setbacks a residential zone - 70 feet
Minimum yard setbacks any lot

4. SITE DESIGN CRITERIA: 4.1 - Site Conditions -

4.1 - Condition of soil, groundwater level, drainage and topography shall not create hazards to the property or the health or safety of the occupants.

be rented by the day or week only, and the occupant of such space shall remain in the same recreational vehicle park not more than 30 days. The recreational vehicle or tent shall not be used as a permanent dwelling.

4.3-Standard for Recreation Vehicle Lots -

- (a) All recreational vehicles and tents within a park shall be located at a recreational vehicle lot when being utilized. No more than one recreational vehicle shall be located on each recreational vehicle lot.
- (b) Lots shall be of such elevation, distance and angle in relation to internal park streets and the lot access way that placement and removal of recreational vehicle units can be accomplished without impingement on other property or allowing the body chassis of the recreational vehicle unit to make contact with the ground.
- (c) Each lot shall be permanently marked with a lot number and shall have its boundary clearly delineated.

4.4-Standards for Recreational Vehicle Stands -

- (a) All recreational vehicles shall be situated on a recreational vehicle stand.
- (b) Each recreational vehicle stand and car parking area shall be properly graded, placed and compacted so as to be durable, level and adequate for the support of maximum anticipated loads under varying weather conditions.

4.5-Internal Setbacks, Etc. -

- (a) Minimum lot area, including parking area 1,600 square feet
- (b) Minimum lot frontage 30 feet
- (c) Minimum lot driveway width 12 feet
- (d) Minimum clearance between the door side of any unit, and any other unit, building or their extensions 20 feet
- (e) Minimum clearance between any unit and any park street 10 feet
- (f) Minimum distance between park streets and external roadways, except when joining 25 feet
- (g) Maximum distance between service and auxiliary buildings and units served 600 feet
- (h) Maximum distance between service and auxiliary buildings and internal streets 150 feet

4.6-Recreational Areas -

- (a) Recreational vehicle parks containing 31 or more lots shall provide a recreational area or areas having a total area not less than that of one average sized lot for each 8 lots in the park.
- (b) Recreational areas shall be suitably graded and shall include play facilities for the use of small children.

4.7-Cooking Shelters, Etc. -

Cooking shelters, barbecue pits, fireplaces, and woodburning stoves within a recreational vehicle park shall be so located, constructed, maintained and used so that no fire hazards or smoke nuisance will be created either on the property on which used or on neighbouring property.

4.8-Screening -

All recreational vehicle parks shall be provided with visual screening as fences or preferably natural growth along the property boundary line separating the park and any adjacent uses. Council shall determine from time to time the design and height of fences and natural growth. In general, the plan must provide that the park will not be very visible from the fronting highway (s), and this must be provided by a large setback, or more preferably by a heavy planting of mature trees, or attractive fencing. Such parks are not permissible to locate adjacent to residential zones.

5. NUISANCES:

- (a) It shall be the responsibility of the park management to ensure that the activities of the patrons of the recreational vehicle park do not create a nuisance for adjacent land users.
- (b) The creation of any excessive noise or other nuisance which detrimentally affects surrounding landowners after the hour of 11:00

- (b) Street pavement and right-of-way widths shall not be less than those specified in Table 1.

TABLE 1

PAVEMENT AND RIGHT-OF-WAY WIDTHS

Pavement Width Right-of-way Width	<u>One-Way Streets</u>	<u>Two-Way Streets</u>
	10 feet 18 feet	20 feet 24 feet

- (c) Minimum cul-de-sac or dead-end street turning circle - 30 feet.

6.2-Walkways -

- (a) Walkways shall provide a sound walking surface, reasonably smooth and free from mud, dust, or standing surface water at all times when the park is in operation.
- (b) Minimum walkway width - 2 feet 6 inches.
- (c) All walkways leading from a park street to a service or recreational building used at night shall be illuminated between one half hour after sunset and one half hour before sunrise.

7. SANITARY FACILITIES:

7.1-Water Supply and Sewage Disposal -

- (a) Water supply and sewage disposal systems shall conform to the requirements and standards of the Town of Pelham, the Niagara Regional Health Unit, and the Ministry of the Environment.
- (b) For unserviced lots potable water shall be available at a station designated exclusively for the supply of water. No unserviced lot shall be located further than 150 feet from the nearest potable water supply station.

8. REFUSE HANDLING AND DISPOSAL:

- (a) Each recreational vehicle lot shall be equipped with a sealed refuse container, or a central disposal area or areas shall be provided within convenient distance of the recreational vehicle lots. (As a guideline, a maximum distance of 600 feet between disposal sites and recreational vehicle lots shall be encouraged.)
- (b) All refuse shall be stored in durable rust-resistant, non-absorbent, watertight and rodent-proof containers.
- (c) Refuse shall be collected in intervals sufficient for maintaining the park in a neat and sanitary condition, and in all cases refuse shall be collected at least two times per week during the operating season.

9. FIRE PROTECTION IN A RECREATIONAL PARK:

Every recreational vehicle park shall be provided with adequate fire protection equipment recommended and approved by the Fire Chief of the Town of Pelham to be located in the main office.

10. REGISTRATION:

Each park operator shall maintain in a bound book, or by means of a card index, a register of persons, motor vehicles and trailers accommodated. Such registers shall contain the following information:

- (a) The name and home address of each recreational vehicle owner, and the licence number of the vehicle.
- (b) The name or number of the recreational vehicle lot(s) occupied.
- (c) The date of arrival and departure of each person accommodated.
- (d) An entry in the register shall be preserved for at least one year from the date of entry.

upon forms to be provided by him, such application to be in quadruplicate, and accompanied by four copies of a site plan of the proposed recreational vehicle park.

- (c) The Clerk shall submit the application for approval to the Planning & Development Committee, Niagara Regional Health Unit, the appropriate Hydro Electric Power Authority, and other appropriate authorities.
 - (d) All reports shall be submitted to Council and no licence shall be issued without the consent of Council.
 - (e) When approved, a licence shall be issued effective from the first day of April of the year in which it is issued, or the date of which it is issued, whichever is the later, and expires on the thirty-first day of March, next following, and providing the licensee has complied with all the requirements of this by-law and the licence as issued, the licence may be renewed.
 - (f) Where a licensed recreational vehicle park is sold or legal ownership thereof passes by any lawful means, the purchaser or other person to whom legal ownership has passed, may obtain transfer of the licence upon filing proper application, paying a fee of \$10.00, and surrender the existing licence.
 - (g) When the application is for a new recreational vehicle park, or for construction, alteration or extension of an existing recreational vehicle park, the application shall include the following:
 - name and address of applicant
 - location and legal description of the recreational vehicle park
 - complete plans and specifications of the proposed park and a site plan showing, but not limited to, the following:
 - (i) the area and dimensions of the tract of land
 - (ii) the number, location, and size of all recreational vehicle lots
 - (iii) the location and width of roadways and walkways
 - (iv) the relationship of the proposal to all surroundings land uses
 - (v) the design of all common recreational facilities
 - (vi) the location of water and sewer lines and river pipes
 - (vii) plans and specifications of the water supply and refuse and sewage disposal facilities
 - (viii) plans and specifications of all buildings constructed or to be constructed within the recreational vehicle park, and
 - (ix) the location and details of lighting and electrical systems
 - (h) All new recreational vehicle parks or extensions to existing recreational vehicle parks, will require the signing of a site plan agreement prior to the granting of a licence or necessary building permits.
 - (i) The operator or person maintaining the recreational vehicle park or a responsible attendant who shall be in charge at all times shall be responsible for maintaining the recreational vehicle park, its facilities and equipment in accordance with the terms of this by-law.
 - (j) A licence fee of \$10.00 per year shall be charged for the licensing of a recreational vehicle park.
 - (k) The licence together with a copy of this by-law shall be posted in a conspicuous place in the office of, or on the premises of the recreational vehicle park at all times.
- 11.2 -
- (a) Any licence may be revoked at any time for failure to comply with the requirements of this by-law and the Owner shall not be entitled to a refund for any licence fee paid.
 - (b) No person, or agency, shall operate a recreational vehicle park in the Town of Pelham without a valid recreational vehicle park licence.

12.

FINES:

- (a) Any person convicted of contravening any of the provisions of this by-law shall forfeit and pay at the discretion of the convicting

at his own expense and the Council may recover the expense incurred in doing it by action, or the same may be recovered in this manner as municipal Taxes, or the Council may provide that the expense incurred by it, with interest, shall be payable by such person in annual installments not exceeding ten years and any contravention of the by-law may be restrained by action at the instance of a ratepayer or the Council.

13. EXISTING BY-LAWS:

Any by-law in effect in any former municipality having jurisdiction of the lands now comprising the Town of Pelham for licencing, regulating governing recreational vehicle parks, but not any part of any Zoning or Land Use By-law are hereby repealed.

14. DATE OF EFFECT:

This by-law shall be effective upon passing, and all existing operations must obtain a licence prior to April 1st, 1974.

READ A FIRST AND SECOND TIME THIS 24th DAY OF JUNE 1974


MAYOR


CLERK

READ A THIRD TIME AND FINALLY PASSED IN COUNCIL THIS _____ DAY OF
_____ 1974


MAYOR


CLERK