

## Recommended Additions to Schedule A – Campgrounds

The Federation of Tiny Township Shoreline Associations commends the staff and Council for their efforts in the current updating of the Business Licensing Bylaw.

In particular, the draft of Schedule A now embeds some significant improvements to ensure that campgrounds and recreational vehicle parks in Tiny are built and operated in a manner that serves the best interests of the Township, the members of the public who patronize these establishments, and neighbours whose properties are situated nearby.

On examination of the draft text of Schedule A, we do have three suggestions for further improvements. The first is intended to clarify the specific point of just what constitutes a “recreational vehicle” and what does not. The second corrects a typo, of which staff is already aware. The third suggestion is to add some provisions on operating standards for such parks, which would broadly align Tiny’s by-law with the relevant by-laws of many other municipalities.

We therefore recommend the following changes and additions to Schedule A:

- Under DEFINITIONS 1. “Recreation Vehicle”  
The sentence should be added:  
**This definition shall not include a mobile home or any recreational trailer that is deemed by the Municipal Property Assessment Corporation to be a ‘permanent trailer’.**

References: The exclusion of mobile homes as “recreation vehicles” is consistent with the definition provided by the RV manufacturing industry itself (see [www.rvia.com](http://www.rvia.com)). It also is consistent with the definition found in other municipalities; for example, the Business Licensing By-Law of the Town of Wasaga Beach (Schedule 65).

Adding a reference to the MPAC definition of ‘permanent trailer’ would bring Tiny’s by-law right up to date. Subsequent to the recent “Bluewater decision”, MPAC now inspects campgrounds and trailer parks. Any trailer or RV that is considered to be a ‘structure’ under the definition of ‘land’ in Section 1 of the *Assessment Act* is subject to assessment and municipal taxation. Mobile and modular homes greater than 8’6” in width automatically fall within this category, as do trailers under 8’6” in width that have an attachment making the trailer immobile without its removal.

- Under LICENSING REQUIREMENTS 5. point 4:  
A typo: the minimum lot frontage should read **12 metres** (not 32 metres).
- **A new section should be added** to specify that certain standards of operation are to be followed. Such provisions are frequently encountered in the relevant by-laws of other municipalities. The following suggestion draws generously from relevant provisions of

Schedule 65 of the Town of Wasaga Beach business by-law. It could be added to the end of Schedule A, as follows:

#### OPERATING STANDARDS

13. No person shall have or permit an open fire contrary to the provisions of any Township by-law or have or permit an open fire at any place that would endanger life or property.
14. No person shall leave a fire unattended at any place or at any time.
15. The licensee shall ensure that every lot has sturdy receptacles to be used for the temporary storage of garbage and recycling materials. The licensee shall ensure that such receptacles are made of a material which cannot be penetrated by rodents, are non-porous, non-absorbent, and capable of being washed and disinfected. The licensee shall ensure that such receptacles are equipped with fly-tight covers and lids.
16. The licensee shall ensure that all garbage/recycling receptacles are emptied when such receptacles become full, or at intervals not less than once every 48 hours.
17. The licensee shall provide every trailer site with an electrical outlet supplying at least 120 volts, 15 amperes.
18. The licensee shall ensure that a responsible adult, who is familiar with the camp, is on duty at all times when the camp is open for business.
19. The licensee shall ensure that an occupancy register is maintained, and that such register contains a record of all owners and occupants of the camp vehicles/trailers located within the camp.
20. The licensee shall record on the occupancy register:
  - a. the name and address of each occupant;
  - b. the make, model, year and license number including Province or State, of every vehicle;
  - c. the arrival and departure date of each camping vehicle/trailer;
  - d. the identification number of the campsite(s) occupied by each registered guest.
21. The licensee shall maintain all grounds, service buildings and facilities in a tidy, clean and sanitary condition at all times.
22. The licensee shall be responsible for establishing periods of quiet hours that will serve the majority of occupants of the camp, with a notice of such quiet hours being posted in a conspicuous place within the camp office. The licensee shall reasonably ensure that such quiet hours are respected by occupants of the camp, and that sounds from the camp are not audible beyond its boundaries.
22. No owner or person in charge of any dog, cat or other pet shall permit it to run at large, create any nuisance within the limits of the camp or elsewhere, and such person shall ensure that any excrement left by any animal in his control is immediately removed and disposed of in a sanitary manner.
23. The licensee shall permit during regular operating hours the entry of *bona fide* agents of the Municipal Property Assessment Corporation, and officers of the Township of Tiny who shall verify on a monthly basis the conformity with the provisions of this and other by-laws of the Township.