

THE CORPORATION OF THE TOWNSHIP OF HILTON

BY-LAW NO. 1505-26

Being a by-law to regulate the use of trailers located outside of trailer parks in the Township of Hilton.

WHEREAS Section 164(1) of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, authorizes a local municipality to prohibit or license trailers located within the municipality;

WHEREAS Section 445 of the *Municipal Act, 2001*, as amended, provides that where a municipality is satisfied that a contravention of a by-law has occurred, the municipality may issue an order requiring the person who contravened the by-law or who caused or permitted the contravention or the owner or occupier of the land on which the contravention occurred to do work to correct the contravention;

WHEREAS the Council of the Corporation of the Township of Hilton deems it necessary and expedient to pass a By-law to address the matter of trailers outside of registered Trailer Parks to control and regulate the potential for nuisance, noise, and fair property valuation;

NOW THEREFORE the Council of the Township of Hilton hereby enacts as follows:

1. DEFINITIONS

- a) "Trailer" shall mean a structural unit having no permanent foundation and supported by wheels, jacks or similar supports with lights, hitch, towing capacity and which is used or constructed to be used for conveyance upon public streets or highways and duly licensable in accordance with *Ministry of Transportation* standards. Without limiting the generality of the foregoing, includes motor homes, travel trailers, tent trailers, and camping units of all types that are capable of being used for the living, sleeping or accommodation of persons therein, but excludes a mobile home.
- b) "Trailer Park" shall mean lands designated and zoned in the Township's Official Plan and Zoning By-law as an area of land used for the temporary or seasonal parking of trailers and/or truck campers occupied by the travelling or vacationing public.
- c) "Principal Residence" shall mean the housing unit a person usually occupies during the year.
- d) "Built-Up Areas" within the Township of Hilton include properties that border both side of the following roads:
 - Big Point Road
 - Brickyard Road
 - Canoe Point Road
 - Ellwood Boulevard
 - Haight Road
 - Hamilton Court/Drive
 - Milford Haven Road
 - Neal Drive
 - Old Moffat Bay Road
 - Old Orchard Road
 - Quarry Point Road
 - Red Maple Drive
 - Reid Road
 - Richmond Bay Road
 - Twin Lakes Road
 - X Line (part of Hamilton Drive Subdivision)
- e) "Mobile Home" shall mean an assessed trailer which is fitted with parts for connection to utilities that can be installed on a permanent site and used as a permanent, multi-season residence.
- f) "Setback" shall mean the horizontal distance from a lot line or defined physical feature, measured at right angles to the nearest part of any building or structure on a lot, including trailers.
- g) "Shoreline Setback" shall mean the minimum distance between any building or structure and the original high-water mark.

2. GENERAL PROVISIONS

- a) No trailer situated outside of a trailer park shall be used for the occupancy, sleeping, eating, or living accommodation of any person or person within the Township of Hilton unless the owner or occupant thereof has first satisfied the requirements of *Algoma Public Health (APH)*. It is the responsibility of the property owner to contact APH to confirm the respective requirements.
- b) Only one (1) trailer will be allowed to be used or stored on a property less than ten (10) acres in size if such property is located within the built-up areas of the Township of Hilton.
- c) No trailer shall be occupied for a period of more than four (4) months in a calendar year. This period of use is defined as the consecutive days beginning with the first day of usage in the calendar year whether the use continues consecutively throughout the four-month period.
- d) No trailer shall be used as a principal residence.
- e) Trailers placed, occupied, or stored within the built-up areas of the Township of Hilton must belong to the owner or immediate family member of the property on which they are located.
- f) The rental of a trailer outside the boundaries of a registered trailer park will be considered a contravention of this By-law.
- g) Trailers on rural, residential, or commercial properties must satisfy the same front, rear, and side yard setback requirements as a structure, in accordance with the Township's Zoning By-law and must not obstruct any sight line for pedestrians, motorists, or neighbouring properties. No trailer may be placed, occupied, or stored within the 100-foot shoreline setback.
- h) No permit fee will be required for trailers to be placed, occupied, or stored within the Township but all provisions of this By-law will continue to apply.


3. CONTRAVENTIONS AND PENALTIES

- a) Every person who contravenes any provision of this By-law is guilty of an offence and upon conviction is liable to a fine as provided for by the *Provincial Offences Act, R.S.O. 1990, Chapter P.33*, as amended.
- b) Every such penalty shall be recoverable under the provisions of the *Provincial Offences Act*.

4. ADMINISTRATION AND EFFECTIVE DATE

- a) **THAT** Schedule "A" (Set Fines), attached hereto, shall form part of this By-law.
- b) **THAT** By-law No. 1302-21 is hereby repealed.
- c) **THAT** this By-law shall come into force and take effect on the date of passing.

Read a first, second and third time and finally passed this 15th day of April 2026.


Rodney Wood, Reeve


Sara Dinsdale, CAO/Clerk-Treasurer

THE CORPORATION OF THE TOWNSHIP OF HILTON
Schedule "A" to By-law No. 1505-26

Trailer By-law

PART I- Provincial Offences Act

| ITEM | COLUMN 1 Short Form Wording | COLUMN 2 Provision Creating or Defining Offence | COLUMN 3 Set Fine |
|-------------|---|--|------------------------------|
| 1 | Use or storage of more than 1 trailer on a property | s. 2 (b) | \$300.00 |
| 2 | Occupying a trailer for more than 4 months consecutively | s. 2 (c) | \$300.00 |
| 3 | Using a trailer as a principal residence | s. 2 (d) | \$300.00 |
| 4 | Storing a trailer that is not owned by the property owner or immediate family member | s. 2 (e) | \$300.00 |
| 5 | Trailer Rental Outside Trailer Park | s. 2 (f) | \$300.00 |
| 6 | Placing trailers not within the setback requirements in accordance with the Zoning By-law | s. 2 (g) | \$300.00 |

NOTE: The general penalty provision for the offences listed above is section 3 of the By-law 1505-26, a certified copy of which has been filed.