

Trailer Permits and Fees

RESORT VILLAGE OF TURTLE VIEW

BYLAW NO 26-2022

A BYLAW TO REGULATE AND ESTABLISH FEES FOR PERMITTING OF TRAILERS IN THE RESORT VILLAGE OF TURTLE VIEW

The Council of the Resort Village of Turtle View enacts as follows:

1. TITLE AND APPLICATION

1.1 This Bylaw shall be known as the Trailer Permit and Fee Bylaw.

1.2 This Bylaw does not apply to:

a) Assessed Trailers as defined in Section 2;

b) Trailers located in Municipal approved Campgrounds as defined in Section 2.

1.3 This Bylaw applies to any Trailer, even if the Trailer was placed on the property prior to the date of enactment of this Bylaw.

2. DEFINITIONS

i. **ASSESSED TRAILER** means any trailer legally located on a property and that is assessed under the Assessment Management Agency Act;

ii. **BYLAW ENFORCEMENT OFFICER** means an employee or contractor hired by the Municipality to enforce Municipal bylaws;

iii. **SEASONAL CAMPGROUND** means any land in or upon which a trailer or tent is used or intended to be used for human occupation on a temporary or seasonal basis and as defined in the Zoning Bylaw #17-2021;

iv. **ADMINISTRATOR** means the Administrator of the Resort Village of Turtle View;

v. **COUNCIL** means the Council of the Resort Village of Turtle View;

vi. **MUNICIPALITY** means the Resort Village of Turtle View;

vii. **NEW PERMIT** means the temporary permit, as defined herein, issued for a property.

viii. **TEMPORARY ACCOMMODATION** means a Trailer as, defined herein, that may be permitted on an existing residential site with a dwelling and/or vacant/undeveloped residential site for a period no greater December 31st of the calendar year from the date of issuance of a Temporary Permit, as defined herein;

ix. **TEMPORARY PERMIT** means a permit issued pursuant to this Bylaw that ties to the land upon which the Trailer is situated and which expires at the end of the calendar year from the date of issuance of the Temporary Permit;

x. **TRAILER** means a Recreational Vehicle as defined in Section 8.0 of the Rural Municipality of Turtle View's Zoning Bylaw No. 17-2020, as amended from time to time. For greater clarity, a Trailer includes a vehicle designed, intended and used for travel, recreation or vacation and which is capable of being driven or drawn by a motor vehicle, even if the vehicle is jacked up or its running gear is removed. Examples include but are not limited to motor homes, camper trailers, truck campers, fifth wheels, and tent trailers.

3. PERMIT AND REGULATIONS

3.1 No owner of land within the Municipality shall use or permit to be used, a Trailer, on lands zoned Residential 1 (R1) and Residential 2 (R2) within the Municipality, unless a Temporary Permit has been acquired by the owner, for that property, under this Bylaw unless the trailer(s) are:

- situated on the lot for a period of less than 17 days
- If there is an approved principle dwelling than one trailer per property is exempt from the provisions of this bylaw, a permit is required for a 2nd trailer.

3.3 All owners of land zoned Residential 1 (R1) and Residential 2 (R2) within the Municipality, upon which a Trailer is situated prior to the date of the enactment of this Bylaw, must apply for a Temporary Permit in accordance with this Bylaw, no later than twenty-one (21) calendar days after the enactment of this Bylaw.

3.4 No owner of land within the Municipality shall use or permit to be used, a Trailer, on lands zoned Residential 1 (R1) and Residential 2 (R2) for a period longer than the calendar year commencing from the date of the issuance of the Temporary Permit until December 31st of the year of issuance, which is the date of the expiration of a Temporary Permit.

3.6 Should an owner of land within the Municipality, use or permit to be used, a Trailer, on lands zoned Residential 1 (R1) and Residential 2 (R2), in breach or noncompliance with this Bylaw, the provisions under Section 6 of this Bylaw apply.

3.7 For clarity, a Temporary Permit issued pursuant to this Bylaw authorizes the use and maintenance of a Trailer for Temporary Accommodations only, and only for a maximum period of the calendar year from the date of the issuance of the Temporary Permit.

3.11 The issuance of a permit is not intended and shall not be construed as permission or consent by the Municipality for the holder of the permit to contravene or fail to observe or comply with any law of Canada, Saskatchewan or any bylaw of the Municipality.

3.12 A maximum of two (2) Trailers are permitted upon a developed residential lot and/or single vacant/undeveloped residential parcel of land pursuant to this Bylaw and under a Temporary Permit.

3.13 No person except the registered owner of the property upon which the Trailer is located shall be permitted to obtain a Temporary Permit to place a Trailer on the land.

3.14 The issuance of a Temporary Permit does not grant the holder of the permit authority to permanently connect the trailer to a septic tank or SaskEnergy or SaskPower distribution line. Under no circumstance is a Trailer(s) septic tank or grey water storage to be discharged into or onto any lands within the Municipality unless in a manner that is approved by the Municipality.

4. PERMIT APPLICATION AND FEES

4.1 All applications for a Temporary Permit shall be made to the Municipality upon the prescribed form attached to this Bylaw as Schedule "A" and shall include the submissions reference therein.

4.2 All applicants shall pay to the Municipality:

- i. a non-refundable fee upon application, for a new permit, as set out in the attached Schedule "B" of this Bylaw. For clarification; after a new permit is issued, a new permit and application fee payment will be required when it lapses each year;
- ii. an annual permit fee is due annually, no later than May 1st, as set out in the attached Schedule "B" of this Bylaw.

4.3 No Temporary permit shall be issued unless the trailer for which the permit is located in compliance within the setback requirements for a dwelling as prescribed by the Resort Village of Turtle View Zoning Bylaw, as amended from time to time, for the zoning district in which it is located.

4.4 The Municipality shall issue a Temporary Permit only. This Temporary Permit authorizes the placement of the Trailer upon the specified property for the calendar year commencing from the date of the issuance of the permit.

4.5. Permits shall be displayed in or upon the Trailer in a place that is easily visible from the road.

4.6 All Permits expire at the end of the calendar year from the date of issuance.

4.7 Permits are renewable each year.

4.8 Temporary Permits attach to the land, irrespective of the owner(s) of the land.

4.9 All Permit Fees shall be paid no later than May 1st of each year.

5. ADMINISTRATION AND ENFORCEMENT

5.1 The administration and enforcement of the bylaw is delegated to the Administrator and the Bylaw Enforcement Officer for the Municipality. The Administrator shall have the authority to issue permits under this bylaw; notwithstanding the foregoing, the Administrator, in his/her discretion, may refer applications to Council.

6. NON-COMPLIANCE FEES

6.1 Every property owner who contravenes or fails to comply with any provision of this Bylaw, is guilty of an offence and will be served with a Notice of Violation and liable to the permit fees set out in this Bylaw and a \$100 Administration fee which if not paid by December 31, of the year of the violation, shall be added to the arrears of property tax on which the trailer(s) are situated.

7. VOLUNTARY PAYMENTS

7.1 Where a Designated Officer believes that a person has contravened any provision of this Bylaw, the Designated Officer may serve upon such person a Bylaw Violation Notice as provided by this section either personally or by mailing or leaving the same at the last known address and such service shall be adequate for the purpose of this Bylaw.

7.2 Such notice shall be deemed to have been served:

- i. On the expiration of twenty-four (24) hours after it is posted, if the notice is mailed;
- ii. On the day of actual delivery if the notice is served personally; or
- iii. On the business day following the transmission given by facsimile of email.

7.3 A Bylaw Violation Notice shall state the section of the Bylaw, which was contravened, and the amount of the outstanding permit fee and administration fee as provided in section 6.1, that will be accepted by the Municipality in lieu of placing the outstanding amount on the property taxes.

8. ENACTMENT

8.1 This Bylaw shall come into effect on the date of the third reading, and it being adopted.

READ A FIRST TIME this 25th day of July, 2022

READ A SECOND TIME this 16th day of February, 2022

READ A THIRD TIME AND ADOPTED this 16th day of February, 2022




MAYOR


ADMINISTRATOR

SCHEDULE A
Bylaw No. 26-2022

PERMIT NO. _____

APPLICATION FOR TRAILER PERMIT

1. Applicant (must be the registered owner of the property)

Name: _____
Mailing Address: _____
Email: _____
Telephone Number: _____

2. Property Information

Property Owner: _____
Lot(s) _____ Block _____ Reg. Plan No. _____
Civic Address (if applicable): _____

3. Trailer Information

Make and Model: _____
Year: _____ Licence Plate No.: _____

4. Required Submissions

a) Site Plan - a drawing showing the location or proposed location of the trailer in relation to the boundaries of the property and including all existing buildings.

5. By submitting this application, the applicant acknowledges and understands that:

- a) A trailer may only be placed on the property for the calendar year starting from the date of issuance of the temporary permit.
- c) After the trailer has been located on the property for the permitted one (1) year, the trailer must be removed or another temporary permits must be obtained.
- d) It is the responsibility of the applicant to inform prospective purchasers of the property or any other interested third parties of any applicable Municipal Bylaws, including but not limited, to the limitations and restrictions placed on the lands pursuant to the Trailer Permit and Fee Bylaw No. 26-2022, as amended from time to time.
- e) All prescribed fees in Schedule "B" must be paid prior to the issuance of an annual permit.
- f) A new permit and application fee will be required annually.
- g) Only two (2) Trailers are permitted per property, with a temporary permit in place.

APPLICANT

SIGNATURE DATE

Temporary Permit Application Fee: \$ _____ Date Paid: _____

Application Approval date: _____ Employee Signature: _____

SCHEDULE B
Bylaw No. 427/2022

TRAILER PERMIT FEES

For the Year 2022 and Subsequent Years

RECREATIONAL VEHICLE ANNUAL PERMIT APPLICATION FEES:

As stated in Zoning Bylaw #17-2021, Section 3.3.8

1. A total of two RV's will be allowed on one residential site with a principal dwelling:
 - a. the first RV will be allowed free;
 - b. the second one will be at a yearly fee of \$400.00 if parked more than 17 days in a calendar year.

2. On a residential site with no principal dwelling:
 - a. The first RV will be allowed for the registered owner of the property to be used as a temporary residence with a yearly fee of \$900.00, increased by \$50.00 per year in the second year to \$950.00 and increased further by \$50.00 in the following years.
 - b. The second RV will be allowed free.
This fee is based on the average property tax payable in the Resort Village.

Additional Information:

- Septic facilities (holding tank for pump-out) must be provided for. All liquid waste must be disposed of into the septic facilities.
- Subject to conformance with Section 3.1.10 an RV may be used as a temporary residence where a valid development permit and building permit is in place.
- A maximum of one recreational vehicle (RV) may be stored on any vacant site for storage purposes only.