

Date: September 21, 2020

Report To: Planning and Development Executive Committee

From: Cody Vangel, Chief Building Official & Municipal Planner

Re: Draft Zoning By-Law Amendments - Tenting

Administration has been tasked with researching and reviewing various methods to better administer tenting/camping in the Town of Fort Frances. In some other municipalities there have been specific by-laws passed to administer these actions. However, administering an additional by-law can create more room for error and ongoing adjustment.

To begin the discussions, it is suggested that we investigate an amendment to the Town of Fort Frances Zoning By-Law 03/14 to add provisions related to tenting and camping in the Town to assist with administering these items.

The following draft amendments are being proposed to the Committee to begin the discussion and determine if the appropriate track is taken.

Add the following definition:

TENT a temporary structure used for temporary human shelter that is not permanently fixed to the ground and is capable of being easily moved. Constructed of canvas, fabric, tree boughs or other material and apparently erected to protect a person(s) from the elements while sleeping.

Amend the following section as shown in red:

3.36 *TENTS, TRAILERS, MOBILE HOMES AND CAMPERS*

The parking and storing of **trailers**, motor homes, truck campers and camper trailers shall be prohibited in all Residential **zones** except where one **trailer**, camper or mobile home is stored on the occupant's **lot**, where a dwelling is in existence on the same **lot**, but only in the rear or interior side yard, or in such areas where such parking and storing is permitted by this By-law.

The **use** of **tents**, **trailers**, **travel trailers**, motor homes, truck campers, and camper trailers shall be prohibited in all **zones** except in areas where such **use** is permitted by this By-law.

One tent may be permitted accessory to a single-family dwelling in the Residential Type One (R1) and Residential Type Two (R2) zone provided it is less than 10 sq.m. Upon request, the Chief Building Official, Municipal Planner and By-Law Enforcement Officer may provide temporary authorization to allow a greater number of tents, but no more than four, to be

erected within the R1 and R2 zones for an agreed upon temporary duration of time. The occupant(s) of the tent(s) shall be provided access to the facilities within the appurtenant single-family dwelling. A tent shall only be erected between May 1 and September 30 of that year.

Mobile homes may be used as **dwelling units** only in a zone which permits mobile homes provided they have been constructed to CSA Standard Z240, and are located on permanent foundations with the running gear and towing equipment removed.

Administration is seeking input from the Planning and Development Executive Committee to determine if this is the direction desired to go.

Respectfully submitted

A handwritten signature in black ink, appearing to read 'Cody Vangel', with a stylized flourish at the end.

Cody Vangel, EIT
Chief Building Official & Municipal Planner