



# ***TRAILER BYLAW***

## **BYLAW NO. 2564**

EFFECTIVE DATE – January 26, 1970

### **CONSOLIDATED FOR CONVENIENCE ONLY**

This is a consolidation of the bylaws below. The amendment bylaws have been combined with the original bylaw for convenience only. This consolidation is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaws on this subject.

#### AMENDMENT BYLAW

Bylaw 3120  
Bylaw 4645

#### EFFECTIVE DATE

May 12, 1975  
July 14, 1986

**TRAILER BYLAW  
BYLAW NO. 2564**

A Bylaw to regulate, within the Municipality, the location of Trailers and House-cars for living or sleeping quarters.

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The Council of The Corporation of the Township of Richmond, in open meeting assembled, enacts as follows:

1. This Bylaw may be known and cited for all purposes as the "Trailer Bylaw (1970)".
2.
  - (1) "Auto Camp" means any area of land on which any building, hut, cabin, trailer, house-car, or other structure is placed or intended to be placed and which is used or intended to be used as a temporary residence or habitation for automobile tourists.
  - (2) "Automobile" includes all vehicles propelled otherwise than by muscular power, excepting cars of electric and steam railways.
  - (3) "House-car" means any self-propelled conveyance on wheels which is used or intended to be used as living or sleeping quarters.
  - (4) "Trailer" means any conveyance used or intended to be used as living or sleeping quarters and which is towed or intended to be towed by an automobile.
3. No person shall place or maintain or permit to be placed or maintained any trailer or house-car, while occupied as living or sleeping quarters, anywhere in the municipality, except within the boundaries of a duly licensed Auto Camp, and except as otherwise provided in this bylaw.
4. No person shall place or maintain or permit to be placed or maintained within the boundaries of any Auto Camp, huts, cabins, trailers, or house-cars of a greater number in the aggregate than can be obtained by dividing the total area of the Auto Camp in square feet by 750.
5.
  - (1) Every person owning or operating a duly licenced Auto Camp shall provide for every ten or less buildings, huts, cabins, trailers or house-cars in any Auto Camp,
    - (a) not less than one water closet, one urinal, two wash basins, one shower or bathtub for men, and
    - (b) not less than one water closet, two wash basins and one shower or bathtub for women , and
    - (c) not less than one slop hopper.

- (2) It shall be unlawful for the occupants of any trailer, or house-car in any Auto Camp to utilize the sanitary conveniences of any hut, or cabin which is occupied as living or sleeping quarters.
6. It shall be unlawful for any person to use any water closet, sink, basin or other fixture installed in a trailer or house-car while such trailer or house-car is parked within any Auto Camp or at any other location within the Municipality as is permitted by this bylaw, unless such fixture is duly connected to the public sewer system, or to a municipally approved septic tank sewage disposal system.
7.
  - (1) It shall be lawful for key personnel, whose residence on the site of an active construction project is essential to the proper functioning of the project, to use a trailer or house-car as living or sleeping quarters in areas designated under the Municipal Zoning Bylaw as General Manufacturing, General Commercial or Airport District zones.
  - (2) The owner of land which is the site of such a construction project shall, as a condition precedent to availing himself of the provisions of this section, obtain from the Building Inspector a Special Trailer Permit setting forth the duration of the permitted use, and the owner shall thereupon pay a fee to The Corporation of the Township of Richmond in the sum of \$50.00 for each such trailer and house-car for each three months period or portion thereof during which the same is to be used.
  - (3) Every trailer or house-car authorized under the provisions of this section shall be removed from the site of the construction project in question within sixty days after the date of substantial completion of the project, or within sixty days of such trailer or house-car becoming vacant, whichever comes first.
- 7A. No person shall place or permit to be placed a trailer or house-car upon a dyke unless
  - (1) a lawful non-conforming residence has been removed from the dyke at the request of The Corporation of the Township of Richmond in order to accommodate dyke works authorized or carried out by or on behalf of the Corporation and
  - (2) the residence is replaced on the same location within 90 days of its removal by a trailer or house-car for use as living or sleeping quarters.
8.
  - (1) It shall be lawful for an owner, whose continued presence on his property is essential during the period of construction of a residence being built for his own use, to use a trailer or house-car as living or sleeping quarters, for a period of ninety days, and upon request, for one only additional period of ninety days;
  - (2) The owner shall, as a condition precedent to availing himself of the provisions of sub-section (1) of this section, provide and maintain sanitary facilities to serve the trailer or house-car sufficient to handle all foreseeable contingencies, considering nevertheless the temporary nature of the installation. At the conclusion of the permit period the owner shall cause the trailer or house-car to be disconnected from all sanitary, water and power facilities and upon completion of these disconnections shall request the Municipality to carry out an inspection thereof.

The Medical Health Officer and the Chief Building Inspector shall enforce this sub-section;

- (3) The owner shall, as a condition precedent to availing himself of the provisions of sub-section (1) of this section, obtain from the Building Inspector a Special Trailer Permit setting forth the duration of the permitted use;
  - (4) The owner shall, upon application for a Special Trailer Permit, pay a fee to The Corporation of the Township of Richmond in the sum of \$50.00 for the ninety day period or portion thereof and an additional \$50.00 for the ninety day extension or portion thereof if such extension is granted.
9. Nothing in this by-law shall prevent temporary parking of trailers on lands held by, or the title to which vests in The Corporation of the Township of Richmond; provided that written permission, under the hand of the Municipal Clerk, indicating such requirements as he in each case deems necessary, shall have first been obtained by the person or persons occupying such trailers.
- 9A. Notwithstanding any other provisions hereof an Auto Camp which only operates from May 1st to October 31st in any one year shall be known as a temporary Auto Camp and the following regulations shall apply:
  - (1) Every person owning or operating a duly licenced "Temporary Auto Camp" shall provide for every 25 or less buildings, huts, cabins, trailers or house-cars in any Temporary Auto Camp:
    - (i) not less than one water closet, one wash basin, one shower or bathtub for men, provided that in the event more than one water closet is required, two urinals may be substituted for one of the required water closets; and,
    - (ii) not less than one water closet, one wash basin and one shower or bathtub for women.
  - (2) Trailers or house-cars located within the boundaries of a licenced Temporary Auto Camp shall not be required to be connected to the public sewer system or to a municipally approved septic tank sewage disposal system.
  - (3) A recreational vehicle sanitary dump station shall be provided for "Temporary Auto Camps" where trailers or house-cars are placed or maintained and are not hooked up to the public sewer system or to a municipally approved septic tank sewage disposal system.
  - (4) No operator of a temporary recreational vehicle park shall allow any person, trailer or house-car to remain in the camp longer than 30 days.
10. Every person who violates or who causes or allows to be violated any of the provisions of this bylaw shall be guilty of an offence against the bylaw and each day that such violation is caused or allowed to continue shall constitute a separate offence.
11. Any Justice of the Peace or other Court which convicts any person, pursuant to section 323, subsection 1 of the *Municipal Act*, being Chapter 255 of the Revised Statutes of

British Columbia, 1960, as amended, of an offence against this bylaw, is hereby authorized to impose a fine or penalty not exceeding \$250.00 upon such person for each day or part of a day upon which such offence was committed; and any Justice of the Peace or other Court may, in default of payment of such fine or penalty, pursuant to section 232, subsection 2 of the said *Act*, commit an offender to imprisonment for a term not exceeding thirty days.

12. Bylaws No. 981, 1803 and 1830 are hereby repealed.