



TOWN OF
HALTON HILLS
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REPORT

TO: Mayor Bonnette and Members of Council

FROM: Valerie Petryniak, Town Clerk & Director of Legislative Services

DATE: September 16, 2021

REPORT NO.: ADMIN-2021-0044

SUBJECT: Request to allow Recreational Trailer Camps to operate beyond the dates specified in By-law 2005-0067, Schedule H

RECOMMENDATION:

THAT Report No. ADMIN-2021-0044 dated September 16, 2021 regarding a Request to allow Recreational Trailer Camps to operate beyond the dates specified in By-law 2005-0067 (as amended), Schedule H, be received;

AND FURTHER THAT Council allow licensed Recreational Trailer Camps in Halton Hills to remain open between November 30, 2021 and March 1, 2022, provided they make this request in writing to the Town;

AND FURTHER THAT all licensed Recreational Trailer Camps wishing to remain open enter into an Indemnity Agreement with the Town of Halton Hills;

AND FURTHER THAT in order to remain open, all licensed Recreational Trailer Camps must comply with all conditions as outlined in Report ADMIN-2021-0042.

KEY POINTS:

The following are key points for consideration with respect to this report:

- The U.S. border is still closed to Canadians wishing to drive over for leisure purposes
- The Town has received request to once again allow trailer parks to remain open between November 30, 2021 and March 1, 2022
- In October 2020 through report ADMIN-2020-0042 Council approved the extension of the business licence to allow licensed trailer parks to remain open between November 30, 2020 and March 1, 2021

BACKGROUND AND DISCUSSION:

Business Licensing By-law 2005-0067 (as amended) regulates the operation of Recreational Trailer Camps in Halton Hills. Section 7j of Schedule H to this by-law states the trailer camp can only “open for business between March 1st and November 30th each year”.

For the second winter in a row due to the COVID pandemic, the border to the United States remains closed for all non-essential travel, forcing some “snowbirds” who usually go south for the winter to remain in Canada. The border remains closed at this time until at least October 21, 2021, however it’s not certain that the border will open at that time. Canadians are still able to fly south to their destinations but the fear of contracting the virus, along with other factors (increased insurance, requiring their vehicle) make this an unfavorable choice for many. For some, their only place of residence while in Canada is at their seasonal trailer park.

Staff have received a request from management at one of the trailer camps to remain open between November 30, 2021 and March 1, 2022 to once again give the “snowbirds” an alternative place to reside during this time.

Last year staff consulted with the Town Solicitor who provided a written opinion addressing safety risks and liability related issues that the Town could possibly face, and how the risk of liability can be further reduced. Based on the written opinion from last year, any Recreational Trailer Park that requests in writing to remain open during the winter months will once again be required to provide the following:

1. The Town of Halton Hills must be added as “additional insured” on the certificate of insurance.
2. Enter into an Indemnity Agreement with the Town indemnifying it from all liability related to the Recreational Trailer Park for the period of extension. This agreement will be drafted by the Town Solicitor.
3. Detail in writing the stringent conditions the Recreational Trailer Park will have in place for winter maintenance, waste management, potable water supply, sanitary servicing and laundry facilities.
4. Submit to the Town a list of all current park residents (with site numbers) who wish to reside at the park over the period of extension. A member from each site must sign a Statutory Declaration ensuring they understand they are doing so at their own risk. The Statutory Declaration will also ensure there are no school age children residing in the park. This will be drafted by Town staff.
5. Each Recreational Trailer Camp must provide a plan for ensuring residents can safely quarantine in their mobile homes if a resident becomes exposed to COVID-19, displays COVID-19 symptoms or receives a positive test; and ensuring that the manner in which the Recreational Trailer Camp is operated does not pose an undue risk of the spread of COVID-19. This will be subject to approval by the Town in consultation with Halton Public Health.
6. Any other documents as may be required to substantiate compliance with any other legislation to the satisfaction of the Town.

In order to ensure the owner's of the trailer camps understand this is a temporary measure only and in no way means the Town would approve year round opening on a permanent measure, the Indemnity Agreement has been amended adding a clause to reflect this.

STRATEGIC PLAN ALIGNMENT:

This report is administrative in nature and does not have an impact on the Town's Strategic Plan

RELATIONSHIP TO CLIMATE CHANGE:

This report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

PUBLIC ENGAGEMENT:

Public Engagement was not needed as this report is administrative in nature. Should Council agree to the extension of the licence to allow the trailer camps to remain open this winter, this information and opportunity will be forwarded to all owner's and management of the trailer camps.

INTERNAL CONSULTATION:

Staff consulted with the Zoning Officer, Director of Development Review and the Town's Solicitor.

FINANCIAL IMPLICATIONS:

This report is administrative in nature and does not have any financial implications.

Reviewed and approved by,

Chris Mills, Acting Chief Administrative Officer