

THE CORPORATION OF THE TOWNSHIP OF NIPISSING

BY-LAW NUMBER 2011-42

Being a By-Law to adopt a Policy for the Use of a Trailer as a Temporary Residence During Construction of a Residence.

WHEREAS it is desirous to have a policy to outline requirements for the use of a trailer as a temporary residence during construction of a residence;

NOW THEREFORE the Council of the Township of Nipissing ENACTS AS FOLLOWS:

That we adopt the Temporary Use of Trailer as Residence Policy for the Township of Nipissing hereto attached as Schedule "A" and the sample letter hereto attached as Schedule "B", both declared to be part of this by-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS 13th DAY OF SEPTEMBER, 2011.


THE CORPORATION OF THE TOWNSHIP
OF NIPISSING



Mayor



CAO-Clerk

TOWNSHIP OF NIPISSING POLICY			
Effective Date: September 13, 2011	Section: Building/Zoning	Number: 2011-01	Revision: 0
Title: Temporary Use of Trailer as Residence			
Approved By: Pat Haufe Mayor	Signature: 		Page: 1 of 1

Purpose:

To provide a guideline for the use of a trailer as a temporary residence during construction of a residence.

Scope:

Township of Nipissing.

Policy:

As the use of trailers as a residence is not permitted under the Zoning By-Law, a request may be submitted to allow the temporary use of a trailer as a residence while a new residence is being constructed.

The following conditions must be met:

1. A \$5,000.00 Letter of Credit shall be deposited with the Municipality. This is to guarantee that the trailer will be removed and not used as a residence after the occurrence of the first of the following events:
 - a. 21 days after the CBO confirms that the new residence is ready for occupancy;
 - b. 21 days after occupancy of the new residence;
 - c. In any event such use of the trailer as a residence is to terminate on a date specified at the time of issuance of the Building Permit.

Failure to comply with these conditions will result in the Letter of Credit being cashed and the Township may proceed with legal action to have the trailer removed.

Attached as Schedule "B" is a sample letter as prepared by the Township Solicitor to be used as a guide when dealing with these requests.

Date

Mr. XXX

Re: Building Permit
Location – Part of Lot XXX, Concession XXX
Temporary Trailer Residence

Dear Sir:

You have made an Application for a Building Permit for construction of a residence on the above lot.

In your Application for a Building Permit you also requested permission to bring on site a large trailer which would be your temporary residence while the new residence is being constructed.

This is not permitted under the Township's Zoning By-law for your area.

However, the Municipality will not take issue with your use of a trailer as a residence during construction, subject to the following conditions.

1. That you first deposit with the Municipality a \$5,000.00 Letter of Credit. This is to guarantee that the trailer will be removed and not used as a residence after the occurrence of the first of the following events:
 - a) 21 days after the CBO confirms that the new residence is ready for occupancy;
 - b) 21 days after you take occupancy of the new residence;
 - c) In any event such use of the trailer as a residence is to terminate on December 31, 2011.

Failure to comply with these conditions, your Letter of Credit will be cashed and the Municipality will take legal proceedings to have the trailer removed.

If these conditions meet with your approval would you please sign where indicated at the bottom of this letter and return it to me, together with a bank Letter of Credit in favour of the Township of Nipissing.

*45 Beatty Street
General Delivery
Nipissing, ON P0H 1W0
705-724-2144 Phone 705-724-5385 Fax
nissinatwn@xnlornet.com*

Yours truly,

Charles Barton
CAO-Clerk

I, XXX, hereby accept the terms of the above letter.

Date:

Name:
