



CANADA  
Province of QUEBEC  
Municipality of L'ISLE-AUX-ALLUMETTES

**BY-LAW 2023-005**

**BY-LAW PERTAINING TO THE USE OF RECREATIONAL VEHICLES AND TRAILERS ON THE TERRITORY OF THE MUNICIPALITY**

WHEREAS section 86 of the *Loi sur les compétences municipales (Municipal Powers Act)*, enables municipalities to govern the use of vehicles and trailers for residential or commercial purposes;

WHEREAS the present By-Law repeals and replaces any previous By-Laws applicable to trailers and motorhomes located outside camping grounds;

WHEREAS a notice of motion was previously given and a draft ByLaw was presented at the Council meeting held on April 4<sup>th</sup>, 2023;

FOR THESE REASONS, it is moved by Councillor McGuire, seconded by Councillor Fleming and resolved that By-Law # 2023-005 BY-LAW PERTAINING TO THE USE OF RECREATIONAL VEHICLES AND TRAILERS ON THE TERRITORY OF THE MUNICIPALITY be adopted and enacted.

**SECTION 1 - DEFINITIONS**

This By-Law applies to mobile vehicles that are self-propelled or can be pulled by a truck or car, and that can be used as temporary or seasonal habitation, shelter or office. In no case will a recreational vehicle be considered a main building. It must be licensed and can be moved by a domestic vehicle without obtaining a special permit from the Ministère du Transport du Québec (MTQ).

The terms recreational vehicle and trailer include the following types of vehicles:

- truck campers,
- popup campers,
- camper trailers,
- campervans,
- caravans,
- travel trailers,
- fifth-wheel trailers, and
- all classes of motor homes.

This By-Law does not apply to the prefabricated structures referred to as mobile homes, trailer homes.

**Lot:** A piece of property identified with a unique cadastral number, corresponding to the official Cadastral Plan of Quebec

**Accessory construction:** a structure which is on the same parcel of property as a principal structure and used to accommodate primary construction.  
(Ex. Shed, deck and gazebo)

**Constructible:** A land that is suitable for construction. For the purposes of this By-Law, this word means the right to build on a piece of land situated in the low-velocity zone of a floodplain in compliance with Sections 3 & 4 of this By-Law.

**Floodplain:** An area occupied by a lake or watercourse during flood periods. For the purposes of this By-Law, the floodplain corresponds to the geographic extent of the flood area whose limits have been identified using the 20-year and 100-year flood elevations, as referred to in this By-Law. The floodplain includes two zones: High-velocity zone: This zone corresponds to the part of the floodplain that may be flooded



during a 20-year flood event. Low-velocity zone: This zone corresponds to the part of the floodplain beyond the high-velocity zone that may be flooded during a 100-year flood event. For the purposes of this By-Law, the floodplain also includes the littoral of lakes and watercourses.

## **SECTION 2 – INSTALLATION FOR USE OF RECREATIONAL VEHICLES AND TRAILERS ON A VACANT NON-CONSTRUCTIBLE LOT WITHIN THE FLOODPLAIN**

A maximum of one (1) recreational vehicle or trailer may be installed on a vacant lot, non-constructible, within the floodplain to serve as a temporary/seasonal habitation for **a maximum of 6 months, between May and October of the same year**, provided that:

- A. It belongs to the owner of the land on which it is parked.
- B. It is licensed and can be moved by a domestic vehicle without obtaining a special permit from the Ministère du Transport du Québec (MTQ).
- C. It is installed in a way that respects the protected waterfront band as defined in the master plan of the Municipality, the zoning By-Law # 04-2003, and the Transitional regime for the management of floodplains, banks and littoral or any provincial regulations regarding flood zones in effect.
- D.
  - a) If the lot is serviced with an existing septic system, the septic can be used on the condition that a letter of conformity from an engineer or professional technologist is provided.
  - b) If the lot is not serviced with a septic system, the recreational vehicle must be equipped with a usable, functional, and sealed holding tank system. It is the responsibility of the owner of the vehicle to dispose of any septic waste at an appropriate waste disposal site. Proof of proper disposal of wastewater is required.
- E. The setbacks from all property lines are a minimum of 8 meters.
- F. There are no accessory constructions to the recreational vehicle.
- G. A permit application is submitted, approved and paid prior to any installation.
- H. The trailer must be removed no later than October 31<sup>st</sup>, each season. The Municipality will not be held responsible for any flooding to the recreational vehicle, the property or any other installation.

## **SECTION 3 – INSTALLATION FOR USE OF RECREATIONAL VEHICLES AND TRAILERS ON A VACANT CONSTRUCTIBLE LOT**

A maximum of one (1) recreational vehicle or trailer may be installed on a vacant constructible lot to serve as a temporary habitation, during construction, provided that:

- A. It belongs to the owner of the land on which it is parked, and the land was acquired by the owner on or before October 31<sup>st</sup>, 2023.
- B. It is licensed and can be moved by a domestic vehicle without obtaining a special permit from the Ministère du Transport du Québec (MTQ).
- C. It is installed in a way that respects the protected waterfront band as defined in the master plan of the Municipality, the zoning By-Law # 04-2003, and the Transitional regime for the management of floodplains, banks and littoral or any provincial regulations regarding flood zones in effect.
- D. It is serviced by a septic system in accordance with the regulations on the “Regulation respecting the evacuation and treatment of wastewater from isolated dwellings” (Q-2, r.22).
- E. The setbacks from all property lines are a minimum of 8 meters.
- F. There are no accessory constructions to the recreational vehicle.
- G. A permit application is submitted, approved and paid prior to any installation.
- H. Within the agricultural zone, only possible on Agro-Forestry or Viable Agricultural lots, as per MRC Pontiac By-Law 227-2016.
- I. The lot must have been acquired on or before October 31<sup>st</sup>, 2023; otherwise Section 4 is applicable.



#### **SECTION 4 – INSTALLATION FOR USE OF RECREATIONAL VEHICLES AND TRAILERS ON A VACANT CONSTRUCTIBLE LOT ACQUIRED AFTER OCTOBER 31<sup>st</sup>, 2023**

Any vacant constructible lot acquired after October 31<sup>st</sup>, 2023, according to the date of transfer on the official notarized documents, will not be permitted to install a trailer.

Trailers will only be permitted as a temporary habitation during construction of a main dwelling, only after a construction permit application has been submitted, paid and approved by the Municipality.

#### **SECTION 5 – INSTALLATION AND USE OF RECREATIONAL VEHICLES AND TRAILERS ON A LOT WITH A MAIN DWELLING**

A maximum of one (1) recreational vehicle or trailer may be installed on a lot with a main building to serve as a temporary/seasonal habitation and/or for storage provided that:

- A. It belongs to the owner of the land on which it is parked.
- B. It is licensed and can be moved by a domestic vehicle without obtaining a special permit from the Ministère du Transport du Québec (MTQ).
- C. It is installed in a way that respects the protected waterfront band as defined in the master plan of the municipality, the zoning By-Law # 04-2003, and the Transitional regime for the management of floodplains, banks and littoral or any provincial regulations regarding flood zones in effect.
- D. Under no circumstances can a trailer or recreational vehicle be attached to the dwelling's septic system. It is the responsibility of the owner of the vehicle to dispose of any septic waste at an appropriate waste disposal site. Proof of proper disposal of wastewater is required.
- E. The setbacks from all property lines are a minimum of 8 meters.
- F. There are no accessory constructions to the recreational vehicle.
- G. A permit application is submitted, approved and paid prior to any installation.

#### **SECTION 6 – INSTALLATION AND USE OF VISITING RECREATIONAL VEHICLES AND TRAILERS**

A maximum of one (1) additional recreational vehicle or trailer may be installed to accommodate visitors and to serve as a temporary/seasonal habitation provided that:

- A. It is licensed and can be moved by a domestic vehicle without obtaining a special permit from the Ministère du Transport du Québec (MTQ).
- B. It is installed in a way that respects the protected waterfront band as defined in the master plan of the municipality, the zoning By-Law # 04-2003, and the Transitional regime for the management of floodplains, banks and littoral or any provincial regulations regarding flood zones in effect.
- C. Under no circumstances can a trailer or recreational vehicle be attached to the dwellings septic system. It is the responsibility of the owner of the vehicle to dispose of any septic waste at an appropriate waste disposal site. Proof of proper disposal of wastewater is required.
- D. The setbacks from all property lines are a minimum of 8 meters.
- E. There are no accessory constructions to the recreational vehicle.
- F. A permit application is submitted, approved and paid prior to any installation.
- G. The visiting trailer is only permitted for a **maximum 15 days**.

#### **SECTION 7 – STORAGE OF RECREATIONAL VEHICLES AND TRAILERS**

A maximum of one (1) trailer may be stored on a lot, provided that:

- A. It belongs to the owner of the land on which it is parked.
- B. The recreational vehicle or trailer is stored in the side or back yard of the main building 8 meters from all property lines.
- C. The recreational vehicle or trailer is not serviced by water, septic or electricity.



- D. The Municipality will not charge a fee for a properly stored recreational vehicle or trailer, as per above. If a 'stored' trailer is being used for any length of time, an annual fee is applicable as per Section 10.

#### **SECTION 8 – SPECIAL CIRCUMSTANCES**

Any derogation to any of the sections of this ByLaw can be made by request to the Municipal Inspector, and approved only by way of resolution by the Municipal Council.

#### **SECTION 9 – CONFORMITY**

Every trailer currently being charged a fee as of the date of coming into force of this By-Law, will have a maximum of **thirty (30) days** to conform to the current By-Law. Failure to comply could result in the removal of the trailer, daily fines and/or legal action against the owner by the Municipality of L'Isle-aux-Allumettes.

#### **SECTION 10 – FEES & PERMITS**

- A. A Permit is required for all trailers, recreational vehicles for any usage (seasonal habitation, storage, visitors, etc.)
- B. A charge of \$120 per trailer permit.
- C. A charge of \$5 per day for visiting trailers.
- D. A properly stored trailer, as per Section 7, will not be subject to a fee.
- E. Fees for the required permit will be reviewed on annual basis.
- F. Fees for Municipal services (Fire and Waste) will be charged to the property owner as per the Municipal Taxation By-Law.

#### **SECTION 11 – APPLICATION OF BY-LAW**

- A. The Municipal Inspector, while exercising his or her duties, has the right to visit any immovable property between the hours of 7:00 a.m. and 7:00 p.m. The Municipal Inspector may inspect the inside of a house, building or recreational vehicle or trailer, in order to determine that the present By-Law is respected.
- B. The owners, tenants or occupants are obligated to let the Municipal Inspector access the property. They must also answer all questions relevant to the application of the present By-Law.
- C. The Municipal Inspector may take photos as well as any samples that he or she deems necessary.

#### **SECTION 12 – RESPECT OF THE ENFORCEMENT OFFICER**

Anyone present when the Municipal Inspector is conducting an inspection shall not insult, molest, intimidate, threaten, or harm the officer in any way.

#### **SECTION 13 – INFRACTION**

- A. Whosoever contravenes a provision of this By-Law commits an offence and is liable to a fine of eight hundred dollars (\$800.00) in the case of a natural person and one thousand dollars (\$1000.00) in the case of a moral person for the infraction. In each case, legal expenses shall be additional if applicable.
- B. A second violation to this By-Law will result in the withdrawal of the permit and the removal of the trailer within 24 hours notice from the Municipal Inspector.

#### **SECTION 14 - POWERS OF THE JUDGE**

- A. In the case where the Judge of the Court gives a sentence concerning an infraction to the By-Law, he may, over and above the fine and costs, order necessary corrections within a prescribed delay.
- B. If an offender fails to comply with the sentence, the Judge may authorize the Municipality to make the necessary corrections at the offender's expense.




## SECTION 15 - REPLACEMENT

The present By-Law replaces any preceding Municipal By-Laws including, but not limited to, the former ByLaw 2021-002, concerning to the use of trailers in use on the territory of the Municipality.

## SECTION 16 - ENTRY INTO FORCE

The present By-Law shall enter into force in accordance with the Law and considering the requirement of Section 9.

  
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Corey Spence  
Mayor

  
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Alicia Jones  
Director General  
Clerk-Treasurer

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| Notice of motion: | April 4 <sup>th</sup> , 2023 |
| Adoption:         | May 2 <sup>nd</sup> , 2023   |
| Resolution #      | 068-23/05                    |
| Publication       | May 3 <sup>rd</sup> , 2023   |