
MEETING DATE: May 13, 2025
FROM: Nicky Kunkel, CAO Clerk-Treasurer
SUBJECT: **Proposed Bylaw amendments from Corporate Services Committee**

RECOMMENDATION: That Council accept this report and considers the information provided in their decision making for the proposed bylaws.

BACKGROUND

At the April 21, 2025 Corporate Services Committee meeting the CAO was tasked with amending the proposed bylaws (2025-09-10-11-16 and 17) and confirming the legal permissions of the proposed amendments.

ANALYSIS

1. The proposed amendment to allow a shipping container as a storage structure on a licenced trailer property.
 - a. This is in fact not permitted. The new storage provisions for sheds, for storage purposes only, at the size of 161.4 square feet or lower is applicable when there is a primary structure on the property, otherwise the maximum storage size reverts to 108 square feet. The licenced trailer is not considered a permanent or primary use under the bylaw provisions.

The Building Code Act r.19(6) states that a shed is exempt from the requirement to obtain a permit under section 8 of the Act and is exempt from compliance with this Code, provided that the shed, is not more than 15m², is not more than storey, is not attached to a building and is used only for storage purposes ancillary to a principal *building* on the lot. The municipal bylaw states permitted trailers are temporary uses and not principal use.

2. The addition of allowing the storing of accessory portable trailers was added in Section 3.8 of Bylaw 2025-16 for Travel Trailers and RVs. This was also covered in the definition of Stored Trailer within the Bylaw.
3. The proposed amendments for fees (Schedule A) in the Short-term rental bylaw 2025-17 have been made. Previous changes were reflected, from FAQs and relate to 7.2.1.
4. The proposed amendments for size of hunt camp properties in bylaw 2025-11 (section 3.44.2) to 20 acres was completed.

Legal Non-conforming process

To determine if a property is legal non-forming the following will be considered:

Date the use of the property commenced. This will be proven through, photographs, age of structure and documentation within the property roll file, documents such as receipts, agreements, purchases, that the owner can provide, a review of the zoning bylaw applicable at the time of the use commencing, From both presentations made to Council and the legal advice Council has received there are clear rules on legal non-conforming.

This information will be reviewed by the Planning Administrator, Chief Building Official and the CAO Clerk-Treasurer to determine the status of the property. Should a property owner not agree with the decision of the Planning and Building Team, the recourse would be through court decision.

Respectfully submitted.
Nicky Kunkel, CAO Clerk-Treasurer
