



# TRAILERS AND SHORT-TERM RENTALS

# Trailers and Short-Term Rentals - Recap

October 2022	Council term begins
April 6, 2023	Open House – public consultation for future of Bonfield
November 2023	Community Satisfaction Survey conducted, included trailers and STRs
March 7th, 2024	Town Hall Presentation on concepts for Trailers and STRs
March 7 <sup>th</sup> -18 <sup>th</sup> , 2024	Community survey on Trailers and STRs
April 9, 2024	Report to Council at regular Council meeting
May 2, 2024	Corporate Services Committee meeting on issues
June 11, 2024	Council reviews first drafts of bylaws
June 25 <sup>th</sup> , 2024	Public Consultation on the draft bylaws
July 2 <sup>nd</sup> , 2024	Corporate Services Committee reviews public comments
July 30 <sup>th</sup> , 2024	Corporate Service Committee seeks legal advice and shares at meeting
January 2025	Lawyer returns final vetted bylaws for Council
March 18, 2025	Council shares with community and final comments

All documents and videos related to this process to date are on our website at

[Recreational Vehicles and Short-Term Rentals By-Laws](#) | [Community News & Alerts](#) | [Community](#) | [Township of Bonfield](#)

BYLAW 2025-16

TRAILERS



# Bylaw 2025-16 – Permit the Use of Trailers

Being a Bylaw to  
**LICENCE, REGULATE AND GOVERN  
TRAVEL TRAILERS AND RECREATIONAL  
VEHICLES IN THE TOWNSHIP OF BONFIELD**

Hereafter cited as the

“Trailer Licence Bylaw”

Bylaw applies to any trailer within the Township, even if the trailer was placed on the property prior to the date of this bylaw.

Does NOT apply to:

- a) An assessed trailer – any trailer legally located on a property and that is assessed under the Assessment Act
- b) Trailers located in a Camping Establishment – zoned per Bylaw 2012-49
- c) A stored trailer – located on a property only for the purpose of storage – as per bylaw 2012-49 – i.e. property has a SFD and storing trailer to use elsewhere
- d) When a building permit for a dwelling unit is issued

# Bylaw 2025-16 - Trailers

## **RECREATIONAL VEHICLE (RV)**

shall have the same meaning as ascribed to it in the Township of Bonfield's Zoning by-law,

which means any vehicle so constructed that it is used for temporary eating and sleeping accommodation for travel, vacation and/or recreational use.

Such vehicle shall include tourist trailers, or towed trailers, tent trailers, and campers mounted on motorized vehicles, but does not require a special highway movement permit.

**TRAILER** – includes:

- a) A Travel or Tent Trailer
- b) A Recreational Vehicle

## **Trailer, Travel, Tourist, Camper, Tent**

means any manufactured and plated trailer which is designed and licensed to be temporarily utilized for living, shelter and sleeping accommodation, with or without cooking facilities and which has running gear and towing equipment that is permanently attached and is not permanently affixed to the ground.

# Bylaw 2025-16 - Trailers

## Where are trailers permitted?

Vacant Lands located within a Rural Zone and for which a License has been obtained

- Not hamlets, waterfront/RLS Zone, Commercial or Industrial Zones

### Exceptions

- No vacant mixed zone property
- No vacant subdivision lots

## When are trailers permitted?

A licence will be granted annually under this bylaw.

The use of the trailer is permitted from May 1<sup>st</sup> to December 15<sup>th</sup>.

A licenced trailer can be stored on vacant land from December 16<sup>th</sup> to April 30<sup>th</sup> annually.

# Bylaw 2025-16 - Trailers

## Regulations

Trailers are deemed temporary use.

- Building permits cannot be issued for accessory uses on vacant land as there is no primary use
- If a trailer is removed from vacant land then the land has to be brought back to “vacant” status

**As such only temporary and portable accessory structures will be permitted on the property with a licensed trailer**

Decks – to be deemed accessory to the licensed trailer

- Shall be less than 2’ in height
- A maximum size of 10 square meters (108 square feet)

Sheds to be deemed accessory to the licensed trailer

- A maximum size of 10 square meters (108 square feet)
- Shall not have plumbing or heating, used for storage only



# Bylaw 2025-16 - Trailers

## Regulations

A made for trailer canopy, or portable dining tents, for shade and shelter is acceptable.

- The construction of an enclosure, roof-over, sunroom or skirting is not permitted.

An entrance permit and civic address are also required prior to the issuance of the licence.





# Bylaw 2025-16 - Trailers

## Regulations - Services

Trailers must be placed on properties so that it promotes long term environmental measures.

- Outline grey water management – permit
- Approved sewage system
- Contract with a sewage hauler with proof of hauling required at renewal



# Bylaw 2025-16 - Trailers

## Regulations

- Properties must remain neat and orderly
- Trailers shall not be used as short-term rentals
- Trailers shall not be on Township property
- One licensed trailer per property

### *Special Occasion Licence*

- *Per trailer, up to a maximum of 3 additional trailers*
- *For a maximum of 14 days calendar days in the year*
- *Minimal Fee applicable*



# Bylaw 2025-16 - Trailers

## Enforcement

- *First Offense*

*Education WITH 14 days to remedy any offense*

- *Second Offense*

*Penalty Issued and 7 days to remedy*

- *Third Offense*

*Penalty issued and immediate suspension of Licence to a maximum of 2 years, and removal of trailer and / or any temporary use structures on property.*

## Appeals

There is an appeal process should the trailer owner wish to appeal decisions of the Township.

# Bylaw 2025-16 - Trailers

## Licence

- An application must be submitted
  - *The bylaw states the required supporting documents*
- Fees
  - *Trailer License - \$600.00 year*
  - *Special Occasion Licence - \$10 for 14 days*



# Bylaw 2025-16 - Trailers

## In summary

- *Annual licence issued for one trailer per property: Fee \$600.00*
- *Additional trailers permitted for 14 days: Fee \$10.00 / trailer*
- *Must meet conditions in the bylaw and have complete application submitted*
- *Must be connected to proper servicing with permits*
- *Applicable to Rural Zoned property*
- *Temporary Use with temporary structures*





BYLAW 2025-17

SHORT-TERM  
RENTALS

# Bylaw 2025-17 – Short-term Rentals

Being a Bylaw to  
**LICENCE, REGULATE AND GOVERN**  
**SHORT-TERM RENTALS IN THE TOWNSHIP OF**  
**BONFIELD**

Hereafter cited as the  
“Short-Term Rental (STR)  
Licencing Bylaw”

Bylaw applies to all buildings  
within the Township, even if the  
STR was operational prior to the  
date of this bylaw.

Does NOT apply to:

- a) Camping Establishments
- b) Hotels/motels
- c) Boarding, lodging or rooming houses
- d) Bed and Breakfasts
- e) Group Homes

# Bylaw 2025-17 – Short-term Rentals

## Definitions:

**“Short-Term Rental”** means all or part of a dwelling unit used to provide sleeping accommodations for any rental period that is less than 28 days in exchange for payment and shall not include a Bed and Breakfast establishment. Short-term rental uses shall not mean or include a tourist establishment, tourist camping establishment, motel, resort, or similar commercial or institutional use.

**“Principal Dwelling Unit”** means a dwelling that is owned or rented alone or jointly with another person, where the person(s) is ordinarily a resident and has designated the dwelling as their principal place of residency on their income tax filing and in other government records. This may include a long-term tenant residing for a minimum of 6 months.

**“Non-Principal Dwelling Unit Short-Term Rental”** means a short-term rental that is not someone’s principal dwelling unit (where they do not live primarily).

**“Dedicated Responsible Person”** means the owner or agent assigned by the owner of the licensee of the short-term rental, who shall be at least 18 years of age, to ensure that the short-term rental is operated in accordance with the provisions of this By-law, the licence, and applicable laws.



# Bylaw 2025-17 – Short-term Rentals

## General Provisions

- *Must have a licence to operate or advertise a short-term rental*
- No Short-Term Rental shall be used for the purpose of hosting any type of special event which may include, but not limited to, a wedding, pre-wedding party, fundraising event, etc. Assembly occupancy is not a residential use.
- No Person shall permit a camping trailer, travel trailer, tent, utility trailer or any other mobile accommodation for the purpose of a Short-Term Rental.
- Without limiting the generality of section 2.1.7 above, no Person shall cause, permit, or contribute to Overcrowding in a Short-Term Rental.
- No Person shall violate the provisions of the Short-Term Rental Code of Conduct
- No Person will be permitted to operate more than one (1) Short-Term Rental Premises on one property or at one time

# Bylaw 2025-17 – Short-term Rentals

## General Provisions

- Occupancy a STR – each guest room shall be for a maximum of 2 guests, to a maximum of 10 guest per a STR at one time. Children under 2 are not counted into occupancy
- Owner of the STR shall have proof of \$2 million insurance policy
- Parking must be provided on the property – designated parking spots to accommodate number of guests
- If advertising, the license number must be included
- The Owner or their designated Dedicated Responsible Person (DRP) shall be able to respond to concerns at the STR within 60 minutes. The person designated will be posted on the municipal website. This ensures there is limited interruption of enjoyment and visitors will be taken care of by the STR owner.

# Bylaw 2025-17 – Short-term Rentals

## General Provisions

Emergency Services Statement, only applicable if the type of access to the Short-Term Rental Premises is not a year-round maintained public road. If this is applicable, the following statement must be posted within a maximum distance of 1 meter from the main entrance:

*“Due to this Short-Term Rental Premises not being on an accessible year-round public road, emergency response times may be delayed to this location in the event of an emergency.”*

Emergency Services Statement, only applicable to water access only Short-Term Rental Premises:

*“Due to this Short-Term Rental Premises having water access only, emergency response may not occur or times may be delayed to this location in the event of an emergency.”*

# Bylaw 2025-17 – Short-term Rentals

## General Provisions

- A Short-term Rental is for a maximum of 28 consecutive days
- Short-term Rentals shall not be rented for more than 150 days in a calendar year
- 50 Short-term Rental licences will be issued per year
  - *Wait listed*

# Bylaw 2025-17 – Short-term Rentals Licence Class

## 3.1.1. Class “A” – Principal and Non-Principal Dwellings Unit Short-Term Rental

- a) Class “A” Principal Dwelling Short-Term Rental designation is limited to a building where the owner resides in the Dwelling being rented and occupies one (1) bedroom and may rent up to four (4) other bedrooms to individual tenants provided kitchen facilities are shared amongst all Occupants including the Owner or
- b) Class “A” Non-Principal Short-Term Rental designations are limited to the rental of a building as a single suite only where the Owner does not Occupy the building at the time of rental and at no time shall the building be compartmentalized or sublet into individual rooms or rented to separate Renters.

Class “A” Licence applications will be considered first for a Licence.

All STR licence fees are \$1,200 annually

# Bylaw 2025-17 – Short-term Rentals Licence Class

## 3.1.2 Class “B”- Corporation Owned Short-Term Rental

- A Class “B” Corporation Owned Short-Term Rental shall be permitted for residential dwellings as a permitted use.
- A Class “B” Corporation Owned Short-Term Licence shall be for Short-Term Rentals that are owned by a Corporation.
- Class “B” Short-Term Rental designations are limited to the rental of a building as a single suite only and at no time shall the building be compartmentalized or sublet into individual rooms or rented to separate guests.
- Shall only be permitted one (1) licence per Corporation in the Township of Bonfield.  
Class “B” Licence applications will be considered 28 days after Class “A”

# Bylaw 2025-17 – Short-Term Rentals

## Enforcement

- *First Offense*

*Education WITH 14 days to remedy any offense*

- *Second Offense*

*Penalty Issued and 7 days to remedy*

- *Third Offense*

*Penalty issued and immediate suspension of Licence to a maximum of 2 years*

## Appeals

There is an appeal process should the trailer owner wish to appeal decisions of the Township.

# Bylaw 2025-17 – Short-Term Rentals

## Rental Code of Conduct

- The premise of this Code is that the Short-Term rental premises are, for the most part, located in residential neighbourhoods and that the residents of these neighbourhoods have the right to enjoy their own properties without being imposed upon by nuisance from others.
- **Objectives of this Code:** The objective of this Code is to establish acceptable standards of behavior for Renters, and their Guests, to minimize any adverse social or environmental impacts on their neighbours and neighbourhood.
- **Recycling and Garbage:** Please familiarize yourself and your guests with the guidelines and provisions that have been made for waste management in the Township of Bonfield. Proper recycling procedures shall still apply to Short Term Rentals as well as the use of household garbage being in a clear bag.
- **Pets:** Any pets that are brought along to visit at the Short-Term Rental are expected to be always kept under care and control and on the property. Dog barking shall be minimized.



# Comments

Contact the Township or any member of Council

365 Highway 531, Bonfield

705-776-2641 or

Contact information is also at

[www.bonfieldtownship.com](http://www.bonfieldtownship.com)