

THE CORPORATION OF THE MUNICIPALITY OF TEMAGAMI

Municipal Land Use By-law # 19-1485

Being a by-law to Register Land Use Permits on Municipally Owned Lands.

WHEREAS the *Municipal Act, 2001*, S.O. 2001, c.25 (hereinafter the “Municipal Act, 2001”) provides that a municipality may pass by-laws within the following spheres of jurisdiction: Highways, including parking and traffic on highways at section 11(1) 1; Culture, parks, recreation and heritage at section 11(1) 5 and Structures, including fences and signs at section 11(1) 7;

AND WHEREAS section 8 of the Municipal Act, 2001 provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under the Municipal Act;

AND WHEREAS section 9(1) of the Municipal Act, 2001 provides that sections 8 and 11 shall be interpreted broadly so as to confer broad authority on municipalities to (a) enable them to govern their affairs as they consider appropriate, and (b) enhance their ability to respond to municipal issues;

AND WHEREAS section 391(c) of the Municipal Act, 2001 provides that a municipality may pass by-laws imposing fees or charges on any class of persons for the use of its property including property under its control;

AND WHEREAS section 427(1) of the Municipal Act, 2001 provides that a municipality may proceed to do things at a person's expense which that person is otherwise required to do under a by-law or otherwise but has failed to do;

AND WHEREAS section 427(3) of the Municipal Act, 2001 provides that the costs incurred by a municipality in doing a thing or matter under section 427(1) may be recovered by adding the costs to the tax roll and collecting them in the same manner as taxes;

NOW THEREFORE the Council of The Corporation of the Municipality of Temagami enacts as follows:

SHORT TITLE

1. This by-law shall be known and may be cited as the “Municipal Land Use By-law”.

DEFINITIONS

2. In this by-law,
 - (a) “Municipality” means The Corporation of the Municipality of Temagami;
 - (b) “easement” means an interest in land owned by another person, consisting in the right to use or control the land, or an area above or below it, for a specific limited purpose, but does not include an interest created by a licence;

- (c) “municipal land use” means any type of vegetation, man-made object or item of personal property of a person which exists wholly upon, or extends from a person's premises onto municipal lands and shall include any aerial, surface or subsurface land use;
- (d) “aerial municipal land use” means any privately owned object that is located at least .304 meters (12 inches) above the surface of public lands;
- (e) “surface municipal land use” means any privately owned object that is located on municipal property between the surface of municipal lands to a maximum height of 304 centimetres (12 inches) above the land surface and beneath the surface of public lands to a depth of not more than 2.54 centimetres (1 inch).
- (f) “sub-surface municipal ” means any privately owned object that is located beneath the surface of public lands at a depth exceeding 2.54 centimetres (1 inch) below the ground;
- (g) “Municipal Land Use Permit” means a document prepared by the Municipality allowing land use of municipally owned/operated lands;
- (h) “expenses” means any and all sums of money actually spent or required to be spent by the Municipality, and shall include but not be limited to all charges, costs, administrative fees, HST, outlays, legal fees and losses;
- (i) “highway” means a common and public highway and includes any street, sidewalk, bridge, trestle, viaduct or other structure forming part of the highway and, except as otherwise provided, includes a portion of a highway;
- (j) “owner” means the registered owner of a parcel of property as such person is described in the records of the land registry office;
- (k) “person” means an individual, partnership, association, firm or corporation, business entity or club, incorporated group or organization, federal or provincial government, crown agents and school boards, to whom the context can apply in accordance with the Interpretation Act of Ontario, as amended, but specifically excludes the Municipality;
- (l) “personal property” means any privately owned object or item of property other than real property;
- (m) “premises” means a parcel of real property under registered ownership and includes all buildings and structures thereon;
- (n) “public lands” means lands owned by, leased, licensed to or under the management of the Municipality, and shall include but not be limited to any public highway, road, street, avenue, lane, place, viaduct or trestle, water, thoroughfare way or bridge, park, woodland, greenbelt, storm water management facility, open space, and all parts thereof, including any surface, grassed area, boulevard, ditch, curb and sidewalk;

- (o) “right-of-way” means a person's legal right, established by usage or by contract, to pass through grounds or property owned by another person;
- (p) “Unauthorized municipal land use” means any use of land not authorized by this by- law.
- (q) an agreement for all other types of municipal land use, each of which shall be signed by the Municipal Clerk or his/her authorized delegate;

MUNICIPAL LAND USE PROHIBITED

- 3. (1) No person shall erect, place or maintain, or cause to be erected, placed or maintained, on municipal land, any kind of land use except where permitted by Municipal Land Use Permit with the Municipality and in accordance with this by-law;

(2) Notwithstanding subsection 3(1), the provisions of this by-law do not apply to land use permitted as a result of a written and signed agreement with the Municipality;

(3)The Municipality shall not bear any responsibility for any form of damage or deterioration occurring to personal property named in the Municipal Land Use Permit, howsoever or whenever caused and the personal property shall be personal property owner’s sole responsibility, cost and expense.

APPLICATION FOR MUNICIPAL LAND USE

- 4. (1) Any person requesting authorization to erect, install or maintain personal property on public lands shall be required to submit an application to the Municipality seeking permission to do so, along with payment of the non-refundable application fee;

(2) The application will include all details of the land use including but not limited to details of all portable and stationary objects which may be ice huts, trailers, vehicles, boats, barges, equipment and various other materials, permitted placement on a property with details of how it will be stored;

(3) The Municipal Land Use Permit will be valid for a period of one year from the date of approval and shall be renewed each year on the anniversary date of the application;

(4) Where an applicant fails to pay the applicable fees for a Municipal Land Use Permit, within the thirty (30) calendar days as prescribed in subsection 4(3), the applicant shall be deemed to have abandoned his application.

AUTHORITY OF MUNICIPAL LAW ENFORCEMENT OFFICER

- 5. The Municipal Law Enforcement Officer shall have delegated authority to:

- (a) approve or reject any application submitted for a Municipal Land Use Permit; and

- (b) impose such terms and conditions to any application and/or Municipal Land Use Permit as the Municipal Law Enforcement Officer may deem appropriate; and
- (c) determine whether any Municipal Land Use Permit expiring on a date after the date of enactment and passage of this by-law shall be renewed and/or extended.

REVOCATION

- 6. The execution of a Municipal Land Use Permit in respect to a use of land for a personal object does not create any vested right in the owner or occupant of the premises to which the land use is appurtenant, or in any other person, and the Municipal Land Use Permit may be revoked in accordance with the terms set out therein.

ACCESS TO MUNICIPAL LAND USE PERMITS

- 7. No person shall obstruct, hinder or interfere with the free access to any land use by an employee, officer or agent of the Municipality.

DISCONTINUANCE OF MUNICIPAL LAND USE PERMITS

- 8. (1) If the owner of any personal property to which a Municipal Land Use Permit is appurtenant, desires to permanently discontinue the land use, he/she shall notify the Municipal Law Enforcement Officer in writing and the Municipal Law Enforcement Officer shall issue a notice to be sent to the owner advising that the privately owned object shall be removed public lands;

(2) If the Municipal Law Enforcement Officer is at any time of the opinion that a breach of the terms and conditions attached to a Municipal Land Use Permit has occurred and that the land use should be discontinued, or where a Municipal Land Use Permit has expired, the Municipal Law Enforcement Officer may cause a notice to be sent to the owner advising that the object which is subject of a Municipal Land Use Permit be removed and the public lands be restored to their former condition by the object owner at his/her own expense.

(3) Where an owner fails to comply with the notice described in subsection 8(1) and/or 8(2) within thirty (30) days of receipt of same, the object of the Municipal Land Use Permit may be removed by the Municipality, and the public lands restored to their former condition at the expense of the owner, such expense to be recovered in full in the manner provided in section 11 below, and until the unauthorized land use is so removed or filled in and closed up and the public lands restored to their former condition, all expenses incurred by the Municipality in respect thereto shall continue to be paid by the owner.

EXEMPTIONS

- 9. The Municipal Land Use By-law 19-1485, as amended, applies to all municipally owned land within the boundaries of the Municipality of Temagami except area surrounding the Manitou and Temagami Access Landings which are exempt from Municipal Land Use Permits and enforcement of this by-law.

EMERGENCY SITUATIONS

10. (1) If the Municipal Law Enforcement Officer deems that an emergency exists or may exist as a result of a Municipal Land Use Permit being or about to become a source of danger to the health and safety of the public, the Municipal Law Enforcement Officer may,
 - (a) notify in writing the owner of the personal property to which the land use is appurtenant of the required repairs or removal of the unauthorized land use and restoration of the public lands to their former condition at the expense of the owner, so that the land use is no longer deemed to be a source of danger or potential danger to the public by the Municipal Law Enforcement Officer, and/or
 - (b) take such measures on behalf of the owner, without notice to the owner, as the Municipal Law Enforcement Officer may deem necessary to remove the danger or potential danger created by the unauthorized land use.
- (2) Where the notice described in subsection 9(1)(a) is not complied with within the time period stipulated therein, the Municipality may repair or remove the unauthorized land use and restore the public lands to their former condition, at the expense of the owner, such expense to be recovered in full in the manner provided in section 11 below.
- (3) Where the Municipal Law Enforcement Officer elects to take any action under subsection 10(1)(b), the expenses incurred by the Municipality in so doing shall be recovered in full in the manner provided in section 11 below.

REMOVAL OF UNAUTHORIZED LAND USE

11. (1) Where the Municipality becomes aware of an unauthorized land use, the Municipality may give notice in writing to the owner of the premises to which an unauthorized land use is appurtenant, to forthwith remove the unauthorized land use and to restore the public lands to their former condition at the expense of the owner.
- (2) Where the notice in subsection 10(1) is not complied with within thirty (30) days of the date of the notice, the Municipality may, on behalf of the owner, remove the unauthorized land use and restore the public lands to their former condition at the expense of the owner, such expense to be recovered in full in the manner provided in section 11 below.
- (3) Any materials or structures forming part of or attached to an unauthorized land use removed by the Municipality may, at the discretion of the Municipal Law Enforcement Officer, either be deposited at the owner's premises or be stored for thirty (30) days at the owner's expense, such expense to be recovered in full in the manner provided in section 11 below. Any item so stored and not claimed by the owner within the said thirty (30) day period shall be disposed of by the Municipality in such manner as it deems appropriate.

RECOVERY OF EXPENSES

12. (1) All expenses incurred by the Municipality in connection with the enforcement of this by-law shall be paid within thirty (30) days of their billing date, and in the event of failure to pay the entire amount due within the said thirty (30) days, at the discretion of the Municipality, the outstanding balance of the invoice may thereafter be added to the tax roll as of the year in which the expenses were billed.
- (2) The Municipality may also recover all expenses owing under this by-law by a court action as a debt due to the Municipality.

INFRACTIONS AND PENALTIES

13. Every person who contravenes any of the provisions of this by-law is guilty of an offence and on conviction is liable to pay a fine, exclusive of costs, as provided for in the *Provincial Offences Act* of Ontario, as amended.

PROHIBITION ORDER

14. When a person has been convicted of an offence under this by-law, the Superior Court of Justice, or any other court of competent jurisdiction, may, in addition to any other penalty imposed on the person convicted, issue an order prohibiting the continuation or repetition of the offence or the doing of any act or thing by the person convicted toward the continuation or repetition of the offence.

ENFORCEMENT

15. A Municipal Law Enforcement Officer acting under this by-law may enter and inspect all buildings, structures or parts thereof that are subject to this by-law at any reasonable time for the purposes of determining whether there is compliance with this by-law.

DELEGATION OF AUTHORITY

16. The Municipal Law Enforcement Officer and the Municipal Clerk or their delegates are authorized to execute all Municipal Licence Permits.

GENERAL

17. In this by-law, unless the context otherwise requires, words imparting the singular number shall include the plural, and words imparting gender shall include both masculine and feminine.

GRANDFATHERING

18. This by-law shall apply to all privately owned objects which existed or were created before this by-law was enacted and passed.

SEVERABILITY

19. (1) Where a court of competent jurisdiction declares any section or part of a section of this by-law to be invalid, or to be of no force and effect, it is the intention of Council in enacting this by-law that the remainder of this by-law shall continue in force and be applied and enforced in accordance with its terms to the fullest extent possible according to law.
- (2) That the Clerk of the Municipality of Temagami is hereby authorized to make minor modifications or corrections of a grammatical or typographical nature to this by-law, after the passage of the by-law, where such modifications or corrections do not alter the intent of the by-law.

TAKEN AS READ A FIRST time on this 7th day of November, 2019.

READ A SECOND time on this 19th day of December, 2019.

AND READ A THIRD time and finally passed 10th day of December, 2020.

Mayor

Clerk