

SUBMISSION FOR REFERENCES TO MANUFACTURED HOUSING Modular , Mobile and Park Model Trailer from an industry viewpoint & experience.

EXCERPTS FROM PUBLICATIONS OF THE CMHI (Canadian Manufactured Housing Institute) and sections of the CSA (Canadian Standards Association) standards. (CHBA Modular Construction Council)

**Please Treat as general explanatory
support information**

About the Council (FYI)

In 2017, members of the Canadian Manufactured Housing Institute and MHI Canada joined forces with Canadian Home Builders Association to create the **CHBA Modular Construction Council** to support the increasing role of factory-built modular construction in the building industry.

TAKE NOTE: *(This organization is not the **singular standards development and regulatory body**. CSA WRITES THE STANDARD BOOK. CSA and a limited number of other certified inspection providers can be engaged by manufacturers to be their inspection & compliance service provider when producing various CSA products with accredited labelling and process review. They do bring together the CSA Home Manufacturers and the traditional home building industries.)*

Priority Activities

The Council's priority activities include the following:

- monitoring and participating in the development of codes, standards and regulations *(in collaboration with the CHBA Technical Research Committee)*
- liaising with codes and standards officials, government and regulatory bodies, related organizations and the public *(in collaboration with the CHBA Technical Research Committee)*
- facilitating research to identify and prioritize technical problems and support codes and standards development
- coordinating meetings and forums and participating in other industry events to gather intelligence and provide timely information to members
- collaborating with other CHBA councils and members to best support factory-built modular as a desirable construction option
- reporting to Council members, the CHBA Board of Directors and all CHBA members
- preparing communication tools to support the Council's priority actions

Membership in the **Modular Construction Council** is open to CHBA members in good standing who are engaged in the following:

- producing buildings, modules and/or panels certified in accordance with CSA A277 as complying with applicable building regulations, CSA Z240 MH Series or CSA Z241 (PRODUCERS)

- selling and/or installing buildings, modules and/or panels certified in accordance with CSA A277 as complying with applicable building regulations, CSA Z240 MH Series or CSA Z241 (BUILDERS/RETAILERS/DEVELOPERS/COMMUNITY OPERATORS)
- supplying goods or services to the factory-built modular sector, including product and material manufacturers, transporters, financial institutions, warranty and insurance providers, associations, certification and testing agencies, researchers, architects and designers, engineers and other professionals associated with the sector (SUPPLIERS/SERVICE PROVIDERS)
- Council meetings may also be attended by others with an interest in the factory-built sector, including representatives of academic institutions, educators, students, building officials, government representatives and others.

Regardless of how or where a building is constructed, the authority having jurisdiction (e.g. the municipality) where the building will be located has a mandate to confirm that the building is built to code requirements. A certification label, indicating compliance with Canadian Standards Association (CSA) standards, is the building inspector's assurance that the factory-constructed parts of the building meet local requirements.

Please note: Northlander Industries is a Multi-category Plant Certified producer of the CSA classes of product referenced in this submission.

General notes on the applicable codes

Some building codes state that homes constructed in compliance with Z240 MH Series are "exempt" from the code. In effect, this means that homes constructed to the standard are deemed to comply with the code. Local authorities rely on the Z240 MH label to confirm acceptability.

In addition to provincial/territorial/municipal building code requirements, there are three CSA standards that apply primarily to factory-constructed buildings in Canada:

- CSA A277, Procedure for Certification of Prefabricated Buildings, Modules and Panels
- CSA Z240 MH Series, Manufactured Homes
- CSA Z240.10.1, Site Preparation, Foundation and Installation of Manufactured Homes

CSA A277 is referenced for compliance in Alberta, Ontario, Quebec, Nova Scotia and Yukon.

The CSA Z240 MH Series of Standards is referenced for compliance in British Columbia, Manitoba, Ontario, Nova Scotia and Yukon, with limitations on its use in Manitoba and Ontario.

CSA A277, Procedure for Certification of Prefabricated Buildings, Modules and Panels ("Modulars")

The CSA A277 Standard is a factory certification procedure. It defines the quality-control procedures and staff that a plant must have in place to ensure that the products are built properly and in accordance with the relevant standards and codes. The A277 Standard is not unlike the ISO-9000 standard in that it deals with the concept of "total quality" throughout the manufacturing process, not just the final product. The 2016 edition of the A277 Standard covers the procedure for certification of prefabricated buildings, modules and panels, providing for the certification of the plant quality program and the product built, auditing of the plant quality program, and in-plant inspection of the product built. The A277 Standard does not cover those portions of structures, components or services that are not factory-installed, nor subsequent transport and installation at the site.

1. CSA Z240.0.1-16: Manufactured Home – a transportable, single or multiple section, one story dwelling that is ready for occupancy on completion of set-up in accordance with the manufacturer's installation instructions. Note: set-up may include mating of multiple-section homes, painting, installation of floor finishes, cabinetry, final light fixtures, solid fuel-fired appliances, gas appliances and systems, chimneys and flues.

CSA Z240 MH, Manufactured Homes (mobile Homes & multiple-section Mobile home)

The CSA Z240 MH Series Standard sets out requirements for the construction of manufactured homes specifically, related to structure, building envelope, plumbing, electrical and heating service, energy efficiency and vehicular requirements for running gear.

1. CSA B149.1-15: a dwelling that consists of a vehicular portable structure built on a chassis and designed to be used with or without a permanent foundation and to be connected to indicated utilities.
2. CSA B149.1-15: multiple-section mobile home – a single structure composed of separate mobile units, each towable on its own chassis; when the units are towed to the site, they are coupled together mechanically and electrically to form the single structure. These structures are sometimes referred to as double-wides mobile homes when only two units are joined together. (*Three section units are available.*)
3. CSA B149.1-15: swing-out and expandable room-section mobile home – a mobile home that can be telescoped when towed and expanded later for additional capacity)

CSA Z240.10.1, Site Preparation, Foundation and Installation of Manufactured Homes (works in concert with “manufactured home” products standards)

CSA Z240.10.1, Site Preparation, Foundation and Installation of Manufactured Homes details the construction of surface-mount foundations and the installation of the home. The standard is applicable to any home that is built on soil that is not frost-susceptible, or that incorporates an integrated frame providing sufficient rigidity to protect the home from damage due to minor movements in the foundation.

At the time of publication, CSA Z240.10.1 (site preparation, Foundation, and installation) is referenced in the model National Building Code of Canada, and in all provincial/territorial/municipal codes that address housing.

Building Labelling (“mobile home” & “Modular”)

As part of the CSA A277 Standard, all new factory-certified buildings must be labelled before they leave the factory, in a clearly visible manner.

The label plays a key role in the municipal building inspection. It signifies to the inspector that the factory-completed parts of the building are built in accordance with the appropriate code and standards, and that only the work done on-site requires inspection.

A certification label is affixed permanently to the building, often on the electrical panel. Homes built to the CSA Z240 MH Series standard carry a Z240 label; all other factory produced buildings use an A277 label. Manufacturers buy the labels directly from an accredited certification agency. A special label has been developed for members of the Canadian Manufactured Housing Institute which incorporates the CMHI name.

A specification sheet, also sometimes referred to as a specification name plate, accompanies the label. The specification sheet lists the manufacturer and the model and serial number of the home along with the label number. It includes information on the factory-installed appliances and on aspects of construction such as insulation specifications, and snow load and wind pressure capacity.

The information provided on the specification sheet is particularly helpful in the event that a building is moved from one location to another. While the model National Building Code of Canada includes clarification that it is not intended that local jurisdictions apply the provisions of the current model NBC when an existing building built to a previous code is relocated, the NBC states that relocation to an area with different wind, snow or earthquake loads will require the application of current code requirements to ensure a minimum acceptable level of safety. A comparison of the specifications with local loads can help local officials determine if structural upgrading is required to meet geographic requirements.

CSA Z241.0-03 PARK MODEL TRAILERS

A recreational unit that meets the following criteria:

1. It is built on a single chassis mounted on wheels.
2. Designed to facilitate relocation from time to time.
3. It is designed as living quarters for seasonal camping and may be connected to those utilities necessary for operation of installed fixtures and appliances.
4. It has a gross floor area not exceeding 50 m² (please note: reference to lofts has been removed in the current regulations)
5. When in set-up mode, park models have widths greater than 2.6m/8.53ft. (*Common widths are 12' to 13.9' at the walls*)
6. (*Removal of tires, rims and towing hitch should continue to be optional and does not restrict units from being relocatable at any time as noted in sentence 2. This does permit the trailers to be lower to the ground, require shorter skirting height and fewer steps to trailer floor height. These are desirable conditions.*)

TRAVEL TRAILERS & MOTOR HOMES

A recreational unit that is not built to the above standards.
An example would be travel trailers CSA Z240 RV series

Definition(Central Huron)-**RECREATION, ACTIVE** – means the use of land, water and/or building for the purpose of organized active leisure activities and shall include such uses as an arena, a pool and a sports field.

Definition(Central Huron)-**RECREATION, PASSIVE** – means the use of land and/or water for the purpose of passive leisure activity and may include such uses as: swimming, and trails for hiking, skiing and cycling and horseback riding. No enclosed buildings or structures are permitted. Boathouses are not considered accessory to a passive recreation use.

THESE ARE COMMONLY AGREED DEFINITIONS THAT ALL INDUSTRY MEMBERS USE IN COMMON.

CRVA

Suggested Definitions for Presentation to Municipal Councils and Staff

"CAMPGROUND" shall mean a parcel of land used for camping or for the parking of recreational vehicles, intended for temporary seasonal use by the vacationing and travelling public, such vehicles would include: motor homes, travel trailers, fifth wheel trailers, truck campers, tent trailers and park model trailers. Rental Cabins intended for seasonal use are also permitted in a Campground but mobile homes as described herein are strictly prohibited. A campground cannot be utilized as a year round residence.

"RECREATIONAL VEHICLE" shall mean a vehicle designed to provide temporary living, sleeping or eating accommodation for travel, vacation, seasonal camping or recreational use and designed to be driven, towed, transported or relocated from time to time whether or not the vehicle is jacked up or its running gear is removed, and with a size as defined by the Canadian Standards Association (CSA). A recreational vehicle shall not be used as the principal place of residence of the occupant. A recreational vehicle shall include units further described as a motor home, travel trailer, fifth wheel trailer, truck camper, tent trailer, park model trailer and similar mobile vehicles but excludes a mobile home as described herein.

"Motor Home" A recreational vehicle that is self-propelled which includes vehicles described as "Class A", "Class C" and "Class B" and which is manufactured in accordance with CSA Z-240 RV series of standards

"Travel Trailer" A recreational vehicle designed to be towed behind a motor vehicle by means of a bumper or frame hitch and which is manufactured in accordance with CSA Z-240 RV series of standards.

"Fifth Wheel Trailer" A recreational vehicle designed to be coupled to the towing vehicle by a fifth wheel-type coupler, through which a substantial part of the trailer weight is supported by the tow vehicle and being manufactured in accordance with CSA Z-240 RV series of standards.

"Truck Camper" A recreational vehicle designed to be loaded onto and unloaded from, the bed of a pick-up truck and being manufactured in accordance with CSA Z-240 RV series of standards.

"Tent Trailer" A recreational vehicle built on its own chassis, having a rigid or canvas top and sidewalls, which may be folded or otherwise stowed for transit, and designed to be towed behind a motor vehicle. The unit is manufactured in accordance with CSA Z-240 RV series of standards

"Park Model Trailer" A recreational unit that meets the following criteria:

- a) it is built on a single chassis mounted on wheels;
- b) it is designed to facilitate relocation from time to time;
- c) it is designed as living quarters for seasonal camping and may be connected to those utilities necessary for operation of installed fixtures and appliances; and
- d) it has a gross floor area, including lofts, not exceeding 50 m² when in the set-up mode, and has a width greater than 2.6 m in the transit mode.

A Park Model Trailer is manufactured in accordance with CSA Z-241 series of standards

TRAVEL TRAILER



COMPARE 

FIFTHWHEEL TRAILER



COMPARE 

CLASS B MOTORHOME



COMPARE 

PARK MODEL TRAILER



COMPARE 

CLASS A MOTORHOME



COMPARE

TENT CAMPING TRAILER



COMPARE

CLASS C MOTORHOME



COMPARE

HYBRID TRAVEL TRAILER



COMPARE

TOY HAULER



COMPARE

TRUCK CAMPER



COMPARE

Z241.0-03

Definitions and General Safety Requirements for Park Model Trailers

1. Scope

This Standard provides the definition of the term “park model trailer” as used in the CSA Z241 Series. It also gives general safety requirements that apply to the other Standards in this Series.

2. Reference Publications and Definitions

2.1 Reference Publications

This Standard refers to the following publications, and where such reference is made, it shall be to the edition listed below, including all amendments published thereto.

CSA (Canadian Standards Association)

CAN/CSA-B149.1-00

Natural Gas and Propane Installation Code

Z241.4-03

Installation Requirements for Propane Appliances and Equipment in Park Model Trailers

ULC (Underwriters' Laboratories of Canada)

CAN/ULC-S531-2002

Smoke Alarms

2.2 Definitions

The following definitions apply in this Standard and in each of the Standards in the CSA Z241 Series:

Certification agency — an accredited testing and certification agency acceptable to the regulatory authority.

Loft — a space directly under the roof of a park model trailer intended for storage only and labelled for the design load in accordance with the required caution marking.

Park model trailer — a recreational unit that meets the following criteria:

- a) it is built on a single chassis mounted on wheels;
- b) it is designed to facilitate relocation from time to time;
- c) it is designed as living quarters for seasonal camping and may be connected to those utilities necessary for operation of installed fixtures and appliances; and
- d) it has a gross floor area, including lofts, not exceeding 50 m² when in the set-up mode, and has a width greater than 2.6 m in the transit mode.

Technical Information
for Members

QUICK LINKS

• [Technical Signposts](#)

NEWS

The Canadian Manufactured Housing Institute became the CMHA Modular Construction Council in 2017. Visit www.cmhi.ca/modular for information.

Certification

Posted:
November 13, 2018



Regardless of how or where a building is constructed, the authority having jurisdiction (e.g. the municipality) where the building will be erected has a mandate to confirm that the building is built to code requirements. A certification label indicating compliance with Canadian Standards Association (CSA) standards, is the building inspector's assurance that the factory-constructed parts of the building meet local requirements.

Code References to Z240 MH Series Manufactured Homes

Some building codes state that homes constructed in compliance with Z240 MH Series are "exempt" from the code. In effect, this means that homes constructed to the standard are deemed to comply with the code. Local authorities rely on the Z240 MH label to confirm acceptability.

In addition to provincial and/or municipal building code requirements, there are three CSA standards that apply primarily to factory-constructed buildings in Canada:

- CSA A277, Procedure for Certification of Prefabricated Buildings, Modules and Panels
- CSA Z240 MH Series, Manufactured Homes
- CSA Z240.10.1, Site Preparation, Foundation and Installation of Manufactured Homes

At the time of publication, CSA Z240.10.1 is referenced in the model National Building Code of Canada, and in all provincial/municipal codes that address housing. CSA A277 is referenced for compliance in Alberta, Ontario, Quebec, Nova Scotia and Yukon. The CSA Z240 MH Series of Standards is referenced for compliance in British Columbia, Manitoba, Ontario, Nova Scotia and Yukon, with variations on its use in Manitoba and Ontario.

CSA A277, Procedure for Certification of Prefabricated Buildings, Modules and Panels

The CSA A277 Standard is a factory verification procedure. It defines the quality control procedures and staff that a plant must have in place to ensure that the products are built properly and in accordance with the relevant standards and codes. The A277 Standard is not unlike the ISO 9000 standard in that it deals with the concept of "total quality" throughout the manufacturing process, not just the final product. The 2016 edition of the A277 Standard covers the procedure for certification of prefabricated buildings, modules and panels, providing for the certification of the plant quality program and the product built, auditing of the plant quality program, and in-plant inspection of the product. The A277 Standard does not cover those portions of structures, components or services that are not factory-installed, nor subsequent transport and installation at the site.

CSA Z240 MH, Manufactured Homes

The CSA Z240 MH Series Standard sets out requirements for the construction of manufactured homes, specifically related to structure, building envelope, plumbing, electrical and heating services, energy efficiency and ventilation requirements for running costs.

CSA Z240.10.1, Site Preparation, Foundation and Installation of Manufactured Homes

CSA Z240.10.1, Site Preparation, Foundation and Installation of Manufactured Homes details the construction of surface-mount foundations and the installation of the home. The standard is applicable to any home that is built on soil that is not less than 20% or that incorporates an integrated berm providing sufficient rigidity to protect the home from damage due to minor movements in the foundation.

Building Labelling

As part of the CSA A277 Standard, all new factory-certified buildings must be labelled before they leave the factory, in a clearly visible manner.

The label plays a key role in the municipal building inspection. It notifies the inspector that the factory-constructed parts of the building are built in accordance with the applicable code and standards, and that only the work done on-site requires inspection.

A certification label is affixed permanently to the building, often on the electrical panel. Homes built to the CSA Z240 MH Series standard carry a Z240 label. All other factory-produced buildings use an A277 label. Manufacturers buy the labels directly from an accredited certification agency. A label label has been developed by members of the Canadian Manufactured Housing Institute which is accredited by CMHI plans.



CSA (Canadian Standards Association)

C22.1-06

Canadian Electrical Code, Part I

CAN/CSA-ISO 9001-00 (R2005)

Quality Management Systems — Requirements

Z240 MH Series-08 (under development)

Manufactured homes

Z240.0.1-08 (under development)

Definitions and general requirements for manufactured homes

Z240.2.1-08 (under development)

Structural requirements for manufactured homes

Z240.10.1-08 (under development)

*Site preparation, foundation, and anchorage of manufactured homes***NRCC (National Research Council Canada)***National Building Code of Canada, 2005**National Plumbing Code of Canada, 2005*

3 Definitions

The following definitions apply in this Standard:

Building component — a component of a building system having enclosed structures and services that cannot be fully inspected on site.

Certified product — a unit that is produced at a certified factory and that complies with this Standard.

Factory-built building — a modular, manufactured, or panelized building that is built in a manufacturing plant before being transported to its point of installation.

Manufactured building — a transportable, single- or multiple-section, one-storey building in accordance with the CSA Z240 MH Series at the time of manufacture.

Modular building — a building whose finished sections are built in a factory before being transported to the site for installation.

Note: "Finished" means fully enclosed on the interior and exterior; it does not necessarily include interior painting, taping, cabinets, floor covering, fixtures, heating systems, or exterior finishes.

Panelized building — a building assembled on site using factory-built panels.

Quality program — the procedures and activities implemented to achieve a quality system.

Quality system — the documented procedures and organizational structure devised to ensure the compliance of a product or service with specified requirements and to provide evidence of such compliance.

Storey — that portion of a building that is situated between the top of any floor and the top of the floor directly above it, or where there is no floor above, that portion between the top of any floor and the ceiling above it.

Government of Alberta
Alberta Building Code

Government of Japan
Building Standard Law of Japan

NRC (National Research Council Canada)
National Building Code of Canada, 2010

National Energy Code for Buildings, 2011

National Plumbing Code of Canada, 2010

3 Definitions

The following definitions shall apply in this Standard:

Factory — a manufacturing facility that provides protection of construction materials, components, equipment, and products against adverse environmental effects during storage and fabrication.

Prefabricated building — a building partially or fully constructed in a factory. (See Annex A.)

Prefabricated panel — an open or closed planar subassembly constructed in a factory and designed for use as an integral part of a building. (See Annex A.)

Prefabricated module — an open or closed non-planar subassembly constructed in a factory and designed for use as an integral part of a building. (See Annex A.)

Note: Roof assemblies with trusses, sheathing and roofing, bathrooms, and kitchens are examples of prefabricated modules.

Quality program — the procedures and activities implemented to achieve a quality system.

Quality system — the documented procedures and organizational structure established to ensure the compliance of a product or service with specified requirements and to provide evidence of such compliance.

Storey — that portion of a building that is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

4 General requirements

4.1 Technical requirements

4.1.1 Codes or regulations in force

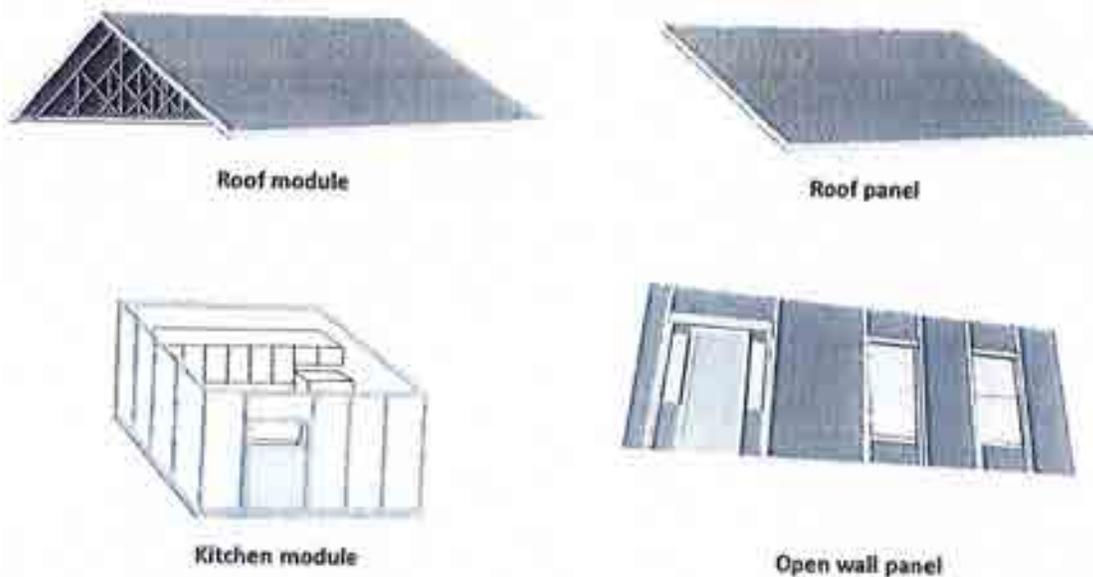
Where codes or other regulations addressing building design and construction are in force at the installation location, prefabricated buildings, prefabricated modules, and prefabricated panels shall be designed and constructed to comply with those codes and regulations as applicable.

Prefabricated buildings include manufactured homes designed and constructed according to the CSA Z240 MH Series, modular homes and other single- and multi-module buildings.

Prefabricated modules and panels

A prefabricated panel or module may be “open” (constructed such that all elements are visible), or “closed” (containing concealed parts or processes of manufacture that cannot be inspected at the site without disassembly, damage or destruction). See Figure A.1.

Figure A.1
Examples of prefabricated modules and panels
(See Clause A.3.)



A.4 General requirements

A.4.1 Technical requirements

Factory-certified buildings, modules, and panels must comply with the *National Building Code of Canada (NBC)* or applicable provincial, territorial, or municipal code requirements. Where a provincial, territorial, or municipal code(s) exists, it takes precedence over the NBC. In Canada, the authority for building regulation rests with the provinces and territories, and with the City of Vancouver which exercises its authority under charter. Some provinces and territories delegate some or all authority to the municipalities and regional districts. The applicable edition of a code or regulation and the enforcement date are determined by the authority having jurisdiction.

Certain prefabricated buildings can be constructed to the requirements of the CSA Z240 MH Series where specified by provincial, territorial, or municipal regulations.

Prefabricated buildings, modules, and panels can be certified to any appropriate building code (e.g., to a city code for a building shipped to the United States, to the Japanese Housing Code for panels destined for Japan), provided that the manufacturer and the certification body have access to, and demonstrate knowledge of, the local codes at the final installation location. If the CSA Z240 MH Series or the NBC is

Manufactured home — a transportable, single- or multiple-section, one-storey dwelling that is ready for occupancy on completion of set-up in accordance with the manufacturer's installation instructions.

Note: Setup may include mating of multiple-section homes, painting, and installation of floor finishes, cabinetry, final light fixtures, solid fuel-fired appliances, gas appliances and systems, chimneys and flues.

Quality program — procedures and activities that have been implemented to achieve the purposes of a quality system.

Storey — that portion of a building that is situated between the top of any floor and the top of the floor directly above it, or where there is no floor above it, that portion between the top of any floor and the ceiling above it.

4 General requirements

4.1 Compliance

Manufactured homes shall be designed and constructed in accordance CSA Z240.2.1.

4.2 Quality program

Plants producing manufactured homes shall have a quality program as specified in CSA A277.

5 Markings

Markings shall comply with CSA A277.

Note: Certain jurisdictions in Canada require markings in French.

6 Provision of set-up instructions

Printed instructions shall be provided with every manufactured home in accordance with CSA A277.

Note: Certain jurisdictions in Canada require markings in French.

Infrared heater — a heater that transfers heat from the source to the heated objects without heating the intervening air.

Non-recirculating direct gas-fired industrial air heater (DFIAH) — a heater in which all the products of combustion generated by the gas-burning device are released into the airstream being heated and whose purpose is to offset building heat loss by heating only incoming outside air.

Radiant heater — a heater that radiates heat to the surrounding air.

Heat reclaimer — a device installed either externally or internally to a venting system to extract heat from flue gases.

Heavy-duty fittings — those fittings referred to as 300 lb (135 kg) banded fittings.

Ignition — the establishment of a flame.

Intermittent ignition — a source of ignition that continues to function during the entire period that the flame is present.

Interrupted ignition — a source of ignition that ceases to function after the trial-for-ignition period.

Indirect-fired appliance — an appliance in which the combustion products or flue gases are not mixed within the appliance with the medium that is being heated.

Induced draft — see **Draft (Mechanical draft)**.

Industrial appliance — see **Commercial- and industrial-type appliance or equipment**.

Industrial building — see **Building**.

Installer — any individual, firm, corporation, or company that either directly or through a representative is engaged in the installation, replacement, repair, or servicing of gas piping, venting systems, appliances, components, accessories, or equipment, and whose representative is either experienced or trained, or both, in such work and has complied with the requirements of the authority having jurisdiction.

Insulating millboard — a factory-fabricated board formed with noncombustible materials, normally fibres, and having a thermal conductivity not exceeding

$$\frac{1 \text{ Btu} \cdot \text{in}}{\text{h} \cdot \text{ft}^2 \cdot \text{F}} = \left(0.144 \frac{\text{W}}{\text{m} \cdot \text{K}} \right)$$

Lubricated-plug-type valve — see **Valve**.

Masonry chimney — see **Chimney (masonry or concrete chimney)**.

Maximum operating pressure — the maximum pressure to which any component or portion of the fuel system can be subjected.

Mechanical air intake — a means to mechanically provide ventilation and/or combustion air requirements to a building.

Mechanical draft — see **Draft**.

Mobile housing — a term that includes all of the following structures:

Mobile home — a dwelling that consists of a vehicular portable structure built on a chassis and designed to be used with or without a permanent foundation and to be connected to indicated utilities.

Mobile industrial or commercial structure — a structure that is not intended as a dwelling unit, is towable on its own chassis, and is designed for use without a permanent foundation. Such a structure is built specifically for commercial or industrial use, such as a construction office, bunkhouse, wash house, kitchen and dining unit, library, television unit, industrial display unit, laboratory unit, or medical clinic.

Multiple-section mobile home — a single structure composed of separate mobile units, each towable on its own chassis; when the units are towed to the site, they are coupled together mechanically and electrically to form the single structure. These structures are sometimes referred to as double-wide mobile homes when only two units are joined together.

Swing-out and expandable room-section mobile home — a mobile home that can be telescoped when towed and expanded later for additional capacity.

Mobile outdoor food service unit — a unit used outdoors for preparation and dispensing of food or beverages and that contains appliances or equipment operated by propane in the vapour state. The unit can be equipped with wheels and its own motive power.

N/A — not applicable due to physical or geometric constraints. See Annex C.

NAT Max — the maximum appliance input rating of a Category I appliance equipped with a draft hood that could be attached to the vent. There are no minimum appliance input ratings for draft-hood-equipped appliances. See Annex C.

NAT+NAT — the maximum combined input rating of two or more draft-hood-equipped appliances attached to the common vent. See Annex C.

Natural draft — see **Draft**.

Natural-draft burner — see **Burner**.

NGV — natural gas stored in a gaseous state to be used as engine fuel for a highway vehicle.

Noncombustible — material that conforms to CAN/ULC-S114 requirements for noncombustibility.

NR — not recommended due to potential for condensate formation and/or pressurization of the venting system. See Annex C.

Operating control — a control used to regulate or control the normal operation of an appliance.

Overpressure protection device — a device that under abnormal conditions will act to reduce, restrict, or shut off the supply of gas flowing into a system to prevent gas pressure in that system from exceeding the rated pressure of the system components.

Monitoring regulator — an overpressure protection device that functions as a second gas pressure regulator in series with the primary gas pressure regulator.

Overpressure relief device — an overpressure protection device that functions by discharging gas from the downstream system.

Overpressure shut-off device — an overpressure protection device that functions by completely shutting off the flow of gas into the downstream system.

Package unit — an appliance supplied as a complete unit, including burner, controls, and integral wiring.

Pilot — a flame that is used to ignite a gas/air or propane/air mixture at the main burner(s).

To : Sarah Martin Smith (Planner) smartin@huroncounty.ca

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Specific broad exclusion to Mobile Homes

SECTION 3 GENERAL PROVISIONS 3.28.5 page 85

Applies to : all areas subject to the proposed by-law.

General comments : see copy of page 85 attached

1. Generally the principles in zoning by-laws define what is permitted without a special note of exclusion is a bit of overkill. There is never an assumption that if a zone doesn't make a note of what's not allowed that the assumption is it must be allowed.
2. A separate and specific exclusion would appear to be redundant and with tones of a derogative nature with negative implications. This was very common in smaller municipalities decades ago.
3. In fairness to the class of residential product, the notes written on page 85 offer specific cases which are well suited for the "mobile home" products.
 - a. permitted on farm zones
 - b. temporary dwelling in disaster response
 - c. R5 zones
 - d. R4 zones
4. In 1964 William Smith started Custom Trailers/Northlander with the goal of producing one trailer per day. In 1983 it was purchased by Mr. Robert Hamather. He produces the mobile home category to this day.

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SPECIFIC EXCLUSION OF "MOBILE HOMES"

3.28.5. Mobile Homes *UNNECESSARY.*

The location or use of a mobile home in any zone is prohibited unless specifically provided for in that zone.

- THIS IS A VERY ANTI QUARTER STATEMENT FOUND IN OLD BY-LAWS AND IMPROB DEROGATIVE IN NATURE.

I would opine it to be unnecessary

THEY ARE EFFECTIVE AS TEMP. HOUSING FOR FIRE/DISASTER EVENTS / FORMS

3.28.6. Noxious Uses

No use shall be permitted within the Municipality which from its nature or the material used therein is a noxious use.

3.28.7. Salvage Yards & Solid Waste Landfills

The use of any land or the erection or use of any building or structure for the purposes of a salvage yards or solid waste landfill shall be prohibited in all zones in a settlement area.

3.28.8. Vending From a Vehicle

No lands, streets, or lanes in the Municipality shall be used by a portable food outlet or for the sale of food, goods or wares from the confines of a motor vehicle unless the necessary permission has been obtained from the Municipality.

3.29. Properties to Front on a Street

Unless otherwise specified by this by-law, a building or structure shall not be erected nor any land, building, or structure used unless the property abuts or fronts on a street, except in the Lakeshore Residential Settlement Area.

3.30. Plan of Subdivision

Lots in a registered plan of subdivision are deemed to meet the requirement to front on a street where the agreement registered on title between the Municipality and the subdivision developer provides for the use and development of lots in the subdivision prior to the Municipality's assumption of the roads in the subdivision.

3.31. Plan of Condominium

For a Plan of Condominium, only the development as a whole must front on a street provided all the units within the condominium plan have legally enforceable access to a street.

3.32. Property Enlargement

Where lands are severed and merged on title with an abutting property the zoning on the abutting property shall automatically apply to the lands to be merged on title. This provision applies only where a severance is granted for the purpose of minor lot enlargement. As an administrative amendment, the appropriate Zone Map shall be amended to reflect this zone change with such changes being permitted from time to time without further public notice or Council approval. The resulting zone area and zone coverage of the retained parcel is deemed to comply with the provisions of this Zoning By-law.

SEASONAL WORKER HOUSING PG 53 DEFINITIONS INCLUDES MOBILE HOMES AND TRAVEL TRAILERS DEFINITIONS PG 57

To : Sarah Martin Smith (Planner) smartin@huroncounty.ca

& planning@southhuron.ca

MOBILE HOME (R4)

Applies to : all areas subject to the proposed by-law.

General comments :

1. Northlander will offer additional observations and comments relating directly to the CSA standards.
2. No reference to "Land lease" community (mobile Home) which is a common term in the industry.
3. Is it applicable to note some form of condominium ownership may apply without a plan of subdivision?
4. see copy of page 153 AND OTHER RELATED DEFINITIONS , MAPS, GENERAL PROVISIONS attached
5. Consider as industry input.
6. Northlander will provide additional information on standards as they apply. Factory employees have presented to CBO and municipal representatives many times in the past and could be made available for a quick presentation.

Specifically : this zone applies to Norwood village. Expectations were to prepare a land lease community development under site plan approval process which would appear to be applicable to the R5 proposed zone. I would defer to the planner Barb Rosser for her review as the owners feel may be appropriate.

Jason Brown

Facilities Manager & Assisting Park Developments & Expansion

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RELATED DEFINITIONS and COMMON PRACTICE TO R4, R5 ZONES

LAND LEASE RESIDENTIAL DEVELOPMENT - R4 & R5 Descriptive notes:

Please Treat as general information reflecting our observations that may be useful in forming a revised bylaw.

1. A managed development typically approved by the process of site plan control and development agreement with private roads instead of a plan of subdivision served by municipal streets.
2. Some municipality bylaws permit mobile homes (single or multiple section) or a277 manufactured homes in the same zone as both products types are equally considered a dwelling/residence. Mobiles can be and are built to the same exterior appearance details as modular homes or site-built dwellings.
3. Bylaw text is encouraged to permit storage accessory structures on the site with sufficient area to provide seasonal and maintenance considerations.
4. The ownership model would be one of occupant/owner/lessee owning their modular home or mobile home dwelling unit and leasing the designated lot within the development on a 21 year less a day lease. There may be variations on the details of any lease or other occupancy format.
5. Occupation time of the principal residences would not be limited.
6. The landlord may develop rules and regulations of an applicable nature that assist in maintaining the shared use and enjoyment within the development and other matters deemed pertinent to the management and maintenance of the development.
7. Rent elements vary, but could include landlord provided maintenance and repair services of road and grounds maintenance and access to common facilities and recreational elements. Lessee would not contribute to a prescribed capital expense/replacement/repair fund (as would be the case in a condominium ownership model).
8. Utilities and municipal surcharges can be shared and billed through pro-rata or metered separately by the landlord or utility provider, or a combination of both methods.
9. Municipal Property taxes can be shared and billed through pro-rata or assessed individually and may include a pro-rata share of a common element portion.
10. Operational expenses of a common pool(s) "Club House" or other facilities may be invoiced depending on the Lease agreement.
11. These developments are typically regulated by the "Residential Tenancies Act" for matters of:
 - a. Tenancy agreements
 - b. Responsibilities of landlords
 - c. Responsibilities of tenants
 - d. Security of tenure and termination of tenancies
 - e. Assignment
 - f. Subletting and unauthorized occupancy
 - g. Rules relating to rent
 - h. Suite/individual meters and apportionment of utility costs
 - i. **Mobile home parks and land lease communities**
 - j. The landlord and tenant board
 - k. Municipal vital services by-laws
 - l. Maintenance standards
 - m. Administration and enforcement
 - n. Offences

Olson

22. Mobile Home (R4)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

22.1. Permitted Uses

- mobile home park
- *STREET OFFICE AS IN RES. PARK (R5)*

22.2. Accessory Uses

- home occupation
- active recreation
- passive recreation
- uses accessory to the permitted uses

22.3. Permitted Structures

- administrative, sales or rental office;
- convenience retail store or personal services store to meet the day-to-day commercial needs of mobile home park residents;
- mobile home; *SINGLE, DUPLEX, TRIPLEX. MULTI-SECTION*
- 1 dwelling unit within the rear portion of second storey of the main office or sales facility OR 1 single detached dwelling accessory to the mobile home park use;
- park or playground;
- recreational or community centre
- swimming pool
- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses.

DECKS + PATIOS
PARK MAINTENANCE SHEDS
GARBAGES
COVERED AMENITY FEATURES
MAIL BOX GROUPINGS
OPEN OR COVERED
STORAGE/GARBAGE SHEDS

22.4. Zone Provisions

Zone area (minimum)	1 hectare
Property frontage (minimum)	75 metres
Front yard (minimum)	6 metres from a Municipal street 10 metres from a County Road 14 metres from a Provincial Highway
Interior side yard (minimum)	6 metres
Exterior side yard (minimum)	6 metres
Rear yard (minimum)	10 metres
Number of mobile home units (maximum)	20 units per hectare zoned R4
Parking spaces per mobile home site (minimum)	2
Parking spaces for Commercial Business	1 per 30 square metres
Parking for Recreation or Community Centre	1 per 50 square metres

22.5. Building Provisions

Distance between mobile homes or between a mobile home and a main or accessory mobile home park building (min.)	4 metres
Building height (max.): mobile home non-accessory buildings & structures	9 metres 14 metres
Mobile home setback from the travelled surface of an internal access road (min.)	3 metres
Mobile home floor area: minimum maximum	55 square metres 148 square metres

22.6. General Zone Provisions for Mobile Home Parks

22.6.1. Access

Each mobile home site shall be located on a private internal access road which shall have a dust-free surface and a minimum traveled width of 4 metres for 1-way traffic and 6 metres for 2-way traffic.

22.6.2. Additions and Accessory Structures

NOT TO EXCEED THE primary M.H. FOOTPRINT.

19.6.8' Additions (such as a porch, deck, sunroom, deck cover, or shed) are permitted as part of the mobile home unit provided the total footprint of the additions does not exceed 75% of the original mobile home's footprint. Any addition shall be regarded as part of the mobile home for the purpose of applying the separation distance.

13.1pt. Approval By Fire Chief For Emergency Vehicles. may need Shoulders Plus 4m.

INCL. FACTORY-BUILT ADDITIONS.

Maximum number of permitted buildings and structures accessory to a mobile home: 2.

22.6.3. Commercial Buildings

Accessory commercial buildings shall not occupy more than 1% of the mobile home park area. The required parking spaces shall be calculated on the basis of one parking space for each 10 square metres of gross floor area.

22.6.4. Mobile Home Skirting and Foundation

Each mobile home unit shall be placed on a permanent substructure or foundation supports and be provided with durable skirtings, with the ability to access below the unit, to screen the view of the undercarriage or foundation supports.

CSA 2240.10.1 STANDARD FOR SITE Prep, FOUNDATION, AND INSTALL OF MANF. HOMES

22.6.5. Municipal Services

Any new or expanding mobile home development shall connect to municipal services.

22.6.6. Outdoor Storage

There shall be no outside storage of any furniture, domestic equipment, or seasonally used equipment on the mobile home site.

Outside storage may occur in a communal storage area provided by the mobile home park subject to an approved site plan under the Planning Act. The communal storage area may be located in the rear yard or side yard in accordance with the General Provisions section for Accessory Structures.

*Don't pick on Mob. Homes
NO RESTRICTIONS on ANY OTHER HOME.
Possibly for Boats, etc.*

22.6.7. Recreation Area

Not less than 10% of the mobile home park's R4 zoned area shall be amenity area for recreation purposes.

22.7. Special Zones

22.7.1. R4-1 (as per By-law 43-1999)

Notwithstanding the Zoning Provisions, Density of Development and Services provisions of the Mobile Home Zone (R4) in Section 22 to the contrary, land use, buildings and structures in the R4-1 zone are permitted as they existed on the date of the passage of By-law 43-1999 except that nothing shall prevent the erection of an accessory structure or the expansion of a main building including the enlargement of a mobile home in compliance with the provisions of the R4 zone. All other provisions of this By-law shall apply.

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i) Group Home

A premises used to provide supervised living accommodation as per the requirements of its residents, licensed or funded under the Province of Ontario or Government of Canada legislation, for a maximum of 10 persons, exclusive of staff, living together in a single housekeeping unit.

j) Link Semi-Detached Dwelling

1 of a pair of 2 single attached dwellings attached below grade by a wall, each dwelling having an independent entrance directly from the outside.

k) Modular Home

a pre-fabricated single detached dwelling designed to be transported once only to a final location and constructed so as the shortest side of such dwelling is not less than 6.0 metres in width. A modular home is built to the CSA A277 standard.

l) Mobile Home

a pre-fabricated dwelling unit occupied or designed for occupancy by 1 or more persons on a permanent basis, having a floor area of not less than 50 square metres designed to be towed on its own chassis (notwithstanding that its running gear is or may be removed), placed or designed to be placed on permanent foundations, constructed in conformity with CSA Z240 MH Series, and connected or designed to be connected to public utilities, but shall not include a travel trailer, park model trailer, tent trailer or a trailer otherwise designed.

m) Multiple Attached Dwelling

a building that is completely divided vertically into 3 or more dwelling units by a party wall of masonry construction, each dwelling unit having independent entrance directly from the outside.

n) Nursing Home Dwelling

Shall mean a nursing home as defined under the *Nursing Home Act*, as amended from time to time.

o) Park Model Trailer

a recreational unit that meets the following criteria:

- built on a single chassis mounted on wheels;
- designed to facilitate relocation from time to time;
- designed as living quarters for seasonal camping and may be connected to those utilities necessary for the operation of installed fixtures and appliances;
- has a floor area, including lofts, not exceeding 65 square metres and

CURRENT
CSA STANDARDS
ELIMINATED LOFTS

50.2 m² / 540 SF

Minimum Distance Separation (MDS) Formulae

a tool to determine the required distance for new development from existing livestock facilities or for a new or expanding livestock facility from an existing use or proposed development as determined by the Minimum Distance Separation (MDS) Formulae approved by the Province of Ontario (as amended from time to time) and includes any MDS Implementation Guidelines issued by the Province.

Mixed Commercial/Residential Building

means a building or structure which is used for a mixture of commercial and residential uses, the ground floor of which shall be primarily used for commercial uses.

Mobile Home Park

a property containing 2 or more mobile home sites and which is under single management and ownership, used for the siting of mobile homes together with commercial-recreational and service uses for mobile home park residents, including any building, structure or enclosure forming a part of such mobile home park.

Mobile Home Site

a parcel of land within a mobile home park occupied by or intended for occupancy by 1 mobile home together with all yards and open space required by this By-law.

Motel

a separate building or a group of 2 or more connected or detached buildings designed and used mainly for the purpose of catering to the needs of the traveling public by furnishing sleeping accommodation with or without supplying food for guests. The motel may include accessory recreational facilities and each guest room may be entered directly from the exterior of the building. A motel shall not include a boarding, lodging or rooming house or a hotel.

Motorized Recreational Vehicle Sales and Service

a building or a structure used for the sale and service of motorized recreational vehicles such as: boats, motorcycles, snowmobiles and all-terrain vehicles.

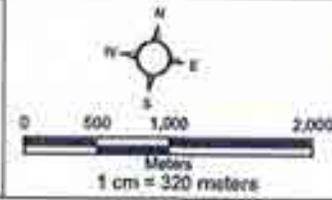
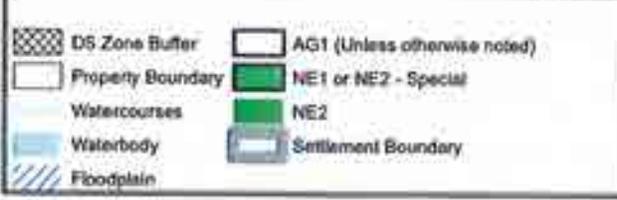
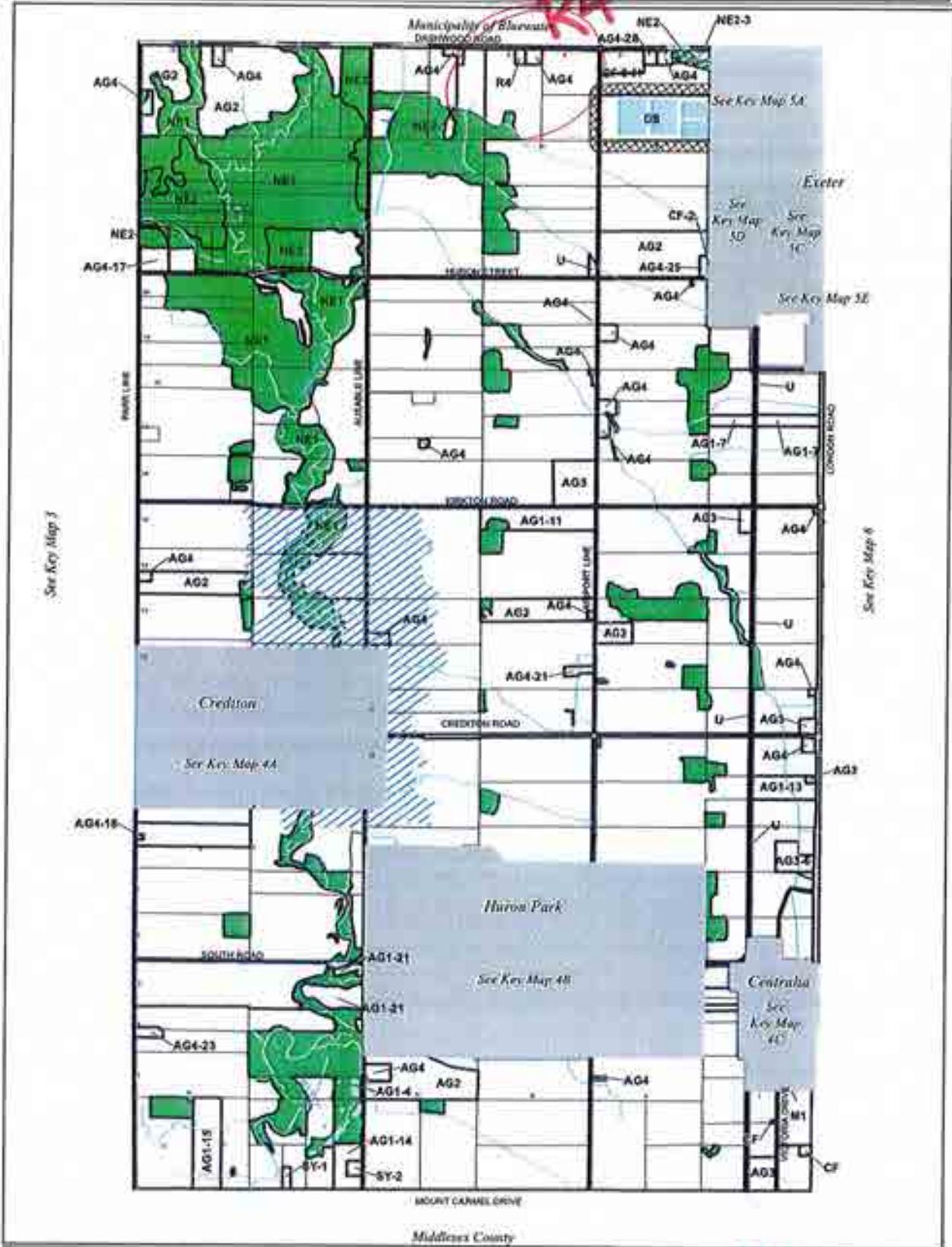
Motor Home

see "Travel Trailer"

Motor Vehicle

an automobile, truck, motorcycle or motorized snow or all-terrain vehicle, but does not include the cars of electric or steam railways, or other vehicles running only on rails, or a traction engine, farm tractor, self-propelled farm machinery or road building machine.

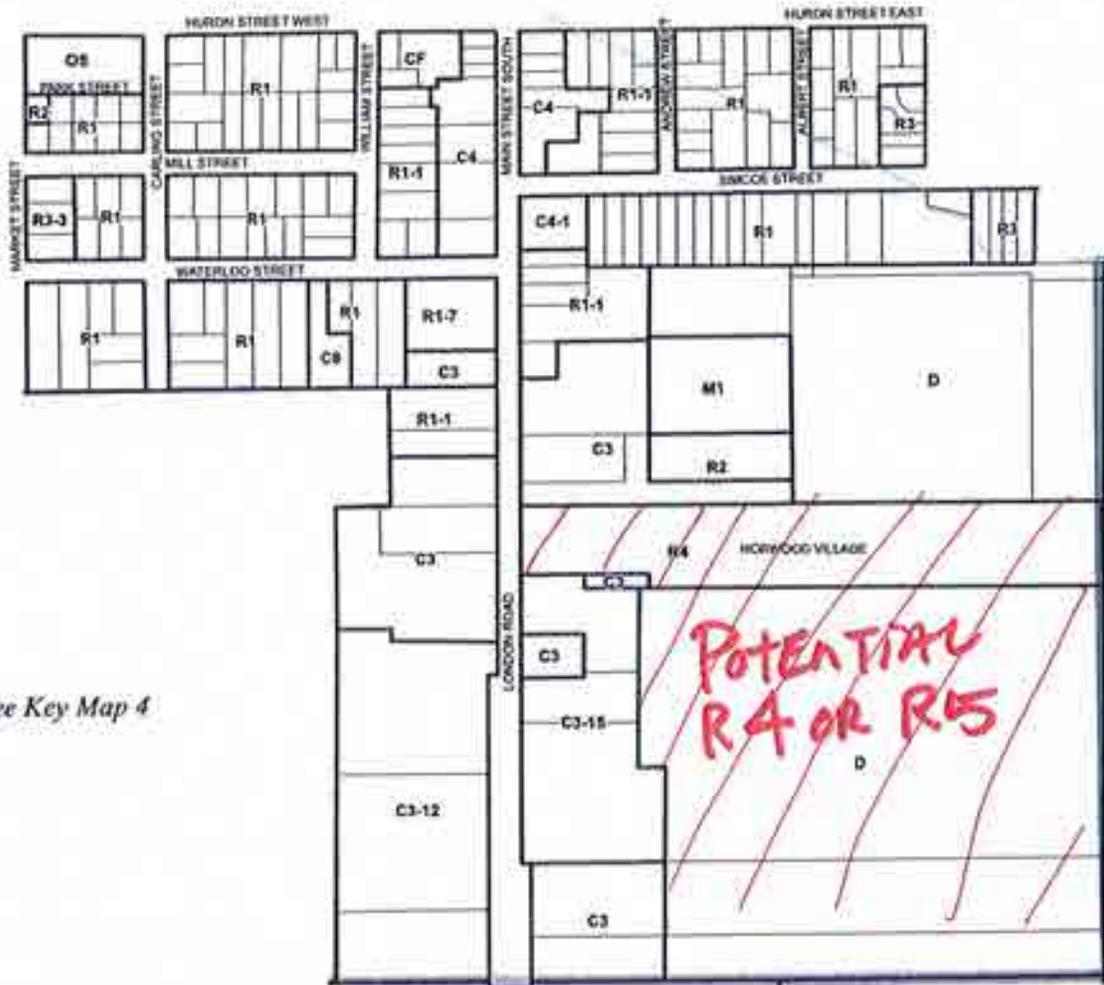
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See Key Map 5C

See Key Map 5F



See Key Map 4

See Key Map 6

<p>Property Boundary</p> <p>Watercourses</p>	<p>AG1 (Unless otherwise noted)</p> <p>Settlement Boundary</p>		
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To: Sarah Martin Smith (Planner) smartin@huroncounty.ca
& planning@southhuron.ca

RESIDENTIAL PARK (R5)

Applies to: all areas subject to the proposed by-law.

General comments:

1. Generally No reference to A-277 factory built Modular homes.
2. No reference to "Land lease" community which is a common term in the industry.
3. Is it applicable to note some form of condominium ownership may apply without a plan of subdivision?
4. see copy of page 156 AND OTHER RELATED DEFINITIONS , MAPS, GENERAL PROVISIONS attached
5. Consider as industry input.
6. Northlander will provide additional information on standards as they apply. Factory employees have presented to CBO and municipal representatives many times in the past and could be made available for a quick presentation. We have provided significant industry input to the Central Huron bylaw preparation process.

Jason Brown

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RELATED DEFINITIONS and COMMON PRACTICE TO R4 , R5 ZONES

LAND LEASE RESIDENTIAL DEVELOPMENT - R4 & R5 Descriptive notes:

Please Treat as general information reflecting our observations that may be useful in forming a revised bylaw.

1. A managed development typically approved by the process of site plan control and development agreement with private roads instead of a plan of subdivision served by municipal streets.
2. Some municipality bylaws permit mobile homes (single or multiple section) or a277 manufactured homes in the same zone as both products types are equally considered a dwelling/residence. Mobiles can be and are built to the same exterior appearance details as modular homes or site-built dwellings.
3. Bylaw text is encouraged to permit storage accessory structures on the site with sufficient area to provide seasonal and maintenance considerations.
4. The ownership model would be one of occupant/owner/lessee owning their modular home or mobile home dwelling unit and leasing the designated lot within the development on a 21 year less a day lease. There may be variations on the details of any lease or other occupancy format.
5. Occupation time of the principal residences would not be limited.
6. The landlord may develop rules and regulations of an applicable nature that assist in maintaining the shared use and enjoyment within the development and other matters deemed pertinent to the management and maintenance of the development.
7. Rent elements vary, but could include landlord provided maintenance and repair services of road and grounds maintenance and access to common facilities and recreational elements. Lessee would not contribute to a prescribed capital expense/replacement/repair fund (as would be the case in a condominium ownership model).
8. Utilities and municipal surcharges can be shared and billed through pro-rata or metered separately by the landlord or utility provider, or a combination of both methods.
9. Municipal Property taxes can be shared and billed through pro-rata or assessed individually and may include a pro-rata share of a common element portion.
10. Operational expenses of a common pool(s) "Club House" or other facilities may be invoiced depending on the Lease agreement.
11. These developments are typically regulated by the "Residential Tenancies Act" for matters of:
 - a. Tenancy agreements
 - b. Responsibilities of landlords
 - c. Responsibilities of tenants
 - d. Security of tenure and termination of tenancies
 - e. Assignment
 - f. Subletting and unauthorized occupancy
 - g. Rules relating to rent
 - h. Suite/individual meters and apportionment of utility costs
 - i. **Mobile home parks and land lease communities**
 - j. The landlord and tenant board
 - k. Municipal vital services by-laws
 - l. Maintenance standards
 - m. Administration and enforcement
 - n. Offences

23. Residential Park (R5)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

23.1. Permitted Uses

- residential park

23.2. Accessory Uses

- home occupation
- active recreation
- passive recreation
- uses accessory to the permitted uses

23.3. Permitted Structures

- administrative or rental office;
- convenience retail store or a personal service store to serve the day-to-day commercial needs of the residential park residents;
- mobile home sales office;
- recreational or community centre;
- 1 dwelling unit within the rear portion or second storey of the main office or sales facility.
- residential unit;
- swimming pool;
- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted use

23.4. Residential Park - Zone Provisions

Zone Area (minimum)	4.0 hectares
Zone Frontage (minimum)	100 metres
Front Yard (minimum)	9 metres
Side Yard (minimum)	4.5 metres
Rear Yard (minimum)	7.5 metres
Building Height (maximum)	9 metres

23.5. Residential Site - Zone Provisions

Site Area (minimum)	420 square metres
Site Area - (maximum)	800 square metres
Site Frontage (minimum)	13.5 metres
Front Yard (minimum)	3 metres
Side Yard (minimum)	2 metres
Rear Yard (minimum)	3 metres
Unit Floor Area (min)	55 square metres

THE TERM PARK HAS A NUMBER OF CONNOTATIONS THAT "COMMUNITY" AND "DEVELOPMENT" DO NOT SUBDIVISIONS AND CONDO DEVELOPMENTS ARE NOT CALLED "PARKS" "COMPLEX"

(A) NO REFERENCE TO A-277 SINGLE OR MULTIPLE UNITS

(B) NO REFERENCE TO "LAND LEASE COMMUNITY" WHICH IS A COMMON TERMINOLOGY IN INDUSTRY.

(C) IS IT WORTH WHILE NOTING SOME FORM OF CONDOMINIUM MAY APPLY TO R5?

MOBILE HOMES MULTISECTION MOBILE HOMES
A271 MODULAR COMMUNAL AMENITY FEATURES MAIL BOX GROUPINGS

GARAGES - ATTACHED OR DETACHED STORAGE SHEDS GARDEN SHEDS MAINTENANCE SHEDS (PARK) DECKS + PATIOS

Site Coverage (maximum)	40 %
Unit Height (maximum)	5.0 metres
Maximum number of storeys	1

23.6. General Zone Provisions for Residential Parks

23.6.1. Density

The maximum density of residential units in a Residential park shall be 20 units per gross hectare.

R4 ZONE MAKES NO REFERENCE TO DENSITY PERMITTING LAYOUT TO DETERMINE.

23.6.2. Services

Each residential unit located within a residential park shall be provided with a piped water supply, sewage disposal facilities, solid waste disposal, storm drainage, electricity, street lighting, telephone and road maintenance.

23.6.3. Access

Each residential site within a residential park shall be located on an internal access road which shall have a dust free surface and shall be a minimum travelled width of 4 metres for 1-way traffic flow and 6 metres for 2-way traffic flow.

23.6.4. Unit Per Site

Not more than one residential unit shall be placed on any residential site.

23.6.5. Parking

In addition to the provisions of Section 3 each residential site shall be provided with at least 1 car parking space and visitor parking shall be provided on the basis on 1 space for every 2 residential sites, and shall be dispersed throughout the residential park at locations convenient to the site which it is intended to serve. Such visitor parking shall not be used for the storage of boats or trailers.

23.6.6. Recreation Space

Not less than 10 % of the gross area of a residential park shall be used as recreation space, placed in locations convenient to all residents.

23.6.7. Separation

Residential units and any part thereof shall be separated from each other or from any other building by not less than 4 metres. Any porch, carport or addition to a residential unit shall be regarded as part of the residential unit for the purpose of separation.

WHY DID THIS BECOME A FOOTING TO SETBACK CHART? USE SET BACKS IN 23.5

23.6.8. Storage

There shall be no outside storage of any furniture, domestic equipment or seasonally used equipment on the residential site. Adequate open storage shall be provided within a special communal storage area provided within the residential park. Adequate covered storage shall be provided and located either at the individual residential site or within a special communal storage area

SINGLE FAMILY HOMES EVERYWHERE STORE PATIO FURNITURE ON DECKS & PATIOS WITH WINDY COVERS

MAYBE BOATS, CANOES, JACKS - etc

provided within the residential home park. Structures containing accessory covered storage facilities shall be located and designated so that each building provides storage space for a minimum of 8 units on the basis of 3.5 cubic metres of storage space per unit, and no residential site is more than 60 metres from its storage facility.

23.6.9. Skirting and Accessory Structures

Each residential unit located on a residential site shall be placed on a continuous permanent substructure and permanent foundation supports. All residential units shall be provided with durable skirtings, with access where necessary, to screen the view of the undercarriage or foundation supports and any accessory structure shall be so designed to harmonize with the residential units.

CSA 2240.10.1 deals with site prep, and installation (no need to get specific)

23.6.10. Commercial Buildings

Accessory commercial buildings shall not occupy more than 1 % of the residential park area. The required parking spaces shall be calculated on the basis of 1 parking space for each 10 square metres of gross floor area.

23.6.11. Residential Unit in a R5 Zone

Residential unit is defined as a single detached dwelling, occupied or capable of being occupied as a home, residence or sleeping place by 1 or more persons, constructed on-site, or off-site. The units shall be limited to a single storey building, which may include a basement or cellar and which retain a resemblance in terms of shape, size, and architectural detail to existing structures in Grand Cove Estates. Single detached dwellings shall be limited to 1 dwelling unit. (As per By-law 59-1995)

Why

No

TOO SPECIFIC

23.6.12. Site Coverage

Site coverage shall mean the percentage of the site area, covered by all buildings and structures above ground level including the area covered by porches, carports, sunrooms or additions to a residential unit. (As per by By-law 36-2005)

DO NOT REFERENCE GRAND COVE AS IT HAS DESIGN ELEMENTS FROM THE 1970'S. I APPRECIATE THIS HAS NOT BEEN EDIT AT TIME OF PRINTING.

Adrian

Residence
see "Dwelling".

Residential Park *(Land Lease, Modular Home Development.)*
a property containing 2 or more residential park sites and which is under single management and ownership, used for the siting of mobile homes, modular homes, and/or built-on-site dwellings together with commercial-recreational and service uses for residential park residents, including any building, structure or enclosure forming a part of such residential park.

Residential Use
the use of a building or structure or parts thereof as a private dwelling.

Retail Floor Area
the aggregate of the areas of all rooms where goods and services are made available for sale but shall not include storage areas, offices or other areas not available to the public.

Retail Store
a building where goods, wares, merchandise, substances, articles or things are offered or kept for sale, hire, lease or rent at retail and includes storage on or about the store premises of limited quantities of such goods, wares, merchandise, substances, articles or things sufficient only to service such stores but does not include any manufacturing, processing or construction uses.

Retirement Home
a building for the accommodation of retired persons or couples within single or double rooms or suites which do not contain kitchens, and where central kitchen, dining and laundry facilities are provided for the residents, together with other communal facilities, under the supervision of resident and other staff, but which shall not include a nursing home, licensed under the Nursing Homes Act, as amended.

Road, Street or Highway (Public)
shall mean a highway as defined in the Municipal Act which has been assumed for public use and is being maintained by the Ministry of Transportation, the County of Huron or the Municipality and includes a roadway that forms part of the common elements of a condominium plan if such roadway provides vehicular access to and from a highway as defined in the Municipal Act which has been assumed for public use and is being maintained by the Ministry of Transportation, the County of Huron or the Municipality. (Amended by By-law 63-2015) For the purpose of setbacks, an unopened

*RESIDENTIAL
included
WITH?
THIS?*

OR MOBILE HOME PARK.?

or unassumed road allowance shall also be considered a road, street or highway (public).

a) **Highway, Provincial**

a street owned by the Province of Ontario.

b) **Road, Arterial**

are designed to facilitate through traffic. These roads will be developed, where possible, on a 100 foot road allowance and direct access will be limited so as not to impede the efficient flow of through traffic. In South Huron, all King's Highways are arterial roads.

c) **Road, Local**

provide localized access and minimize through traffic. These roads will be developed, where possible, on a 66 foot road allowance. In South Huron, all Municipal roads are local roads.

d) **Road, Collector**

have the dual function of carrying moderate volumes of traffic and providing land access. Collector roads distribute traffic between local and arterial roads and carry lighter volumes for shorter trips than an arterial road. These roads will be developed, where possible, on a 100 foot road allowance. In South Huron, all County Roads are collector roads.

e) **Road, County**

a street owned by the County of Huron.

f) **Road, Private**

shall mean a road which is not assumed by the Ministry of Transportation, the County of Huron or the Municipality and shall provide private access to any lots abutting thereon.

g) **Street**

a road owned by the Province of Ontario, the County of Huron or the Municipality that is of satisfactory construction and maintenance as to permit the reasonable and safe passage of motor vehicles and affords the main means of access to any properties abutting thereon. In addition, the common element used to access a unit in a vacant land condominium is a street. For the purpose of determining setbacks and yards and driveways only, the following shall also be considered a street:

- an unmaintained road allowance; and

DRAFT

See Key Map 5C

See Key Map 5F



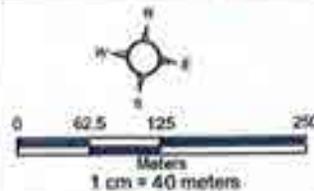
See Key Map 4

See Key Map 6

AGSR

Property Boundary
 AG1 (Unless otherwise noted)

Watercourses
 Settlement Boundary





<ul style="list-style-type: none"> Property Boundary Watercourse Waterbody Floodplain 	<ul style="list-style-type: none"> AG1 (Unless otherwise noted) NE2 Settlement Boundary 	<p>0 60 160 320 Meters 1 cm = 50 meters</p>	
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To : Sarah Martin Smith (Planner) smartin@huroncounty.ca
& planning@southhuron.ca

RECREATIONAL TRAILER PARK & CAMPGROUND (RC2)

Applies to : all areas subject to the proposed by-law.

General comments :

1. see copy of page 128 AND OTHER RELATED DEFINITIONS , MAPS, GENERAL PROVISIONS attached
2. Consider as industry input.
3. Northlander will provide additional information on standards as they apply. Factory employees have presented to CBO and municipal representatives many times in the past and could be made available for a quick presentation.

4. RE: Development Ratio for RC2 zoning.

Factors to consider for application of the development ratio in RC2 zones:

- 1) Presumably the intent is to offer the users of the site a desirable atmosphere for their recreational experience.
- 2) There are factors which can be weighed when assessing this outcome.
- 3) There is a material difference in a proposed development that has shoreline property on Lake Huron.
- 4) This will have an equivalent affect if an inland water body/lake or river is present. Beach-like amenities can be provided in both situations.
- 5) If a simple solution of acres/hectares of space dedicated to recreational use is considered, it would be reasonable to have an opinion that a large field of maintained grass would not be as appealing as having a natural area with a stream running through it (which the proposed by-law does not give credit as recreational space).
- 6) A pool with attractive amenity elements could be rated at a higher level than a soccer pitch or ball diamond as one requires multiple participants and the other can be enjoyed by one person on any day of the week.
- 7) A trail, similar to the Morrison Dam trail would rate highly on the scale.
- 8) Proximity to nearby community features may be as desirable as on-site. This would be very subjective.

- 9) A park development close to Bayfield, Grand Bend, Goderich as examples (considering some are not in MOSH) may reasonably be more highly rated than the somewhat unimproved hectares satisfying the development ratio 1:2.
- 10) Closeness to community cultural events, festivals, walking trails, Golf courses , Lake Huron Beaches would have an equivalency of value.
- 11) Many park members find their recreation and social needs are met by biking, strolling or golf carting the development's internal road patterns.
- 12) An in-land development will have a different feel to it than a lakefront park. And may require more recreational space.
- 13) I have noted that there could be more description of the intent to provide 30 m to exposer to water access. Frontage of water could be distinguished from an access lane, road, or walking path to it for park clientele/occupants.
- 14) There are many factors affecting each property considered for an RC2 development. The bottom line is that there must be an acceptable expectation of economic feasibility. Costs to service and meet criteria in creating a premier site may be too high if an arbitrary ratio is inflexibly applied. The Official Plan 2.2.5 Recreation and Provincial Policy Statement put emphasis on recreational space/activity. These types of development do have potential to fill this need for occupants and their guest. Perhaps there could be a bonus system for allowing a percentage of general public to their site to enjoy recreational amenities. Developments in their early stages may benefit from visitors turning into customers.

I do recall a reference to the development Ratio several years ago specifically noted in an individual site plan/Development agreement. I have not found the reference in the current bylaws.

A solution may not be simple, but it would be greatly appreciated by those who are involved in one of the aspect of the industry to create the RC2 lifestyle.

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RELATED DEFINITIONS and COMMON PRACTICE TO RC2 ZONES

RC2 RECREATIONAL TRAILER PARK & CAMPGROUND

Descriptive notes: These are not intended to be a direct example of bylaw text. It speaks to existing variations within park model developments.

Please consider this as general information and
our observations only.

1. A managed development typically approved by the process of site plan control and development agreement with private roads instead of a plan of subdivision served by internal private roads.
2. There are developments which are Corporations that are non-profit recreation organizations with membership ownerships to the use of their site.
3. The common ownership model would be residents owning their CSA Z241.0-03 PARK MODEL TRAILERS.
4. Many municipalities permit additions for Park Model trailers. Additions can greatly accommodate the lifestyle needs of owners and take advantage of available lot sizes. Many municipalities have a preference in their text for factory-built additions which provide standards assurances and a high level of esthetical value. Pre-fabricated engineered "Sun room" type additions and covered roof systems are common as well.
5. **ADDITIONS TO TRAILERS:** Additions to the primary trailer may be permitted in the RC2 zone as an "add on" subject to the following:
 - a. This is common to most areas of the province.
 - b. The total floor area of enclosed additions shall not exceed the width and length of the original trailer. Open, roofed, unenclosed additions shall be permitted in addition to this total, but shall not be enclosed. An open unenclosed deck shall not be closer than 1 metre to a trailer site lot line.
 - c. An enclosed addition is defined as any addition with a roof and any material used to close in the addition, exclusive of screen material.
 - d. Enclosed additions shall only be prefabricated additions designed by a manufacturer to ensure matters of code and safety are maintained.
 - e. A building permit is required for the trailer, all additions to the trailer as well as any open unenclosed decks greater than 10 square metres /107sf in area.
 - f. It has an area not exceeding 50.2 square metres/ 540 sf. This area has been a standard in the industry as long as the CSA Standards have been established.
6. Bylaw text is encouraged to allow storage accessory structures on the site with sufficient area to provide seasonal and maintenance considerations, avoiding open exterior storage.
7. This zone could permit motor home, towable trailer or tent camping rental sites for seasonal or overnight periods. Additionally it may be useful to distinguish a "campground only" designation even though this is a less popular option.
8. Park model owners (Lessee/client) would lease the designated lot within the development and use of common element elements on variations on a seasonal term period. Term of lease and any options for renewal periods vary significantly.

9. Occupation times of the park model trailer vary within existing developments as they have evolved. Generally it would not be continuous, but developments could be available for use and in all seasons to take advantage of all types of seasonal recreational activities. Most often they are closed for winter by choice, not regulation.
10. The terms of the lease vary at the discretion of the development owner.
11. Use may be limited if essential services affecting life safety are not maintained as functional in all seasons.
12. The landlord may develop rules and regulations of an applicable nature that assist in maintaining the shared use and enjoyment within the development and other matters deemed pertinent to the management and maintenance of the development.
13. Rents and time of payment vary. Some charge a seasonal fee in advance.
14. Utilities and municipal surcharges such as sewer charge on water may be shared, billed direct or be a combination of both.
15. Municipal Property taxes also vary and can be shared, assessed individually and may include a common element portion.
16. The RC2 zone typically permits some type of commercial use for sales of rentals or trailers with displayed product.
17. Retail use to accommodate sale of food and convenience items.
18. Maintenance facilities and equipment yards as may apply to the specific development for efficient operations.
19. Some developments have recreational facilities made available to the public for an admission fee.
20. This may be a zone to consider yurt rental and tourist rental cabin uses. I believe there is a successful yurt rental property in the Pelee Winery area with a tree top /zip line facility.

CAMPGROUND (for further consideration as a separate zone)

There may be a useful purpose to creating a specific CAMPGROUND zoning even though RC2 permits the uses as well. This could reflect the Blake planning area park. The above details are more applicable to the park model development than a simpler fee for an overnight or limited site fee.

1. CAMPGROUND – means a recreational establishment operated by a private or public organization where children and adults are temporarily accommodated in tents, cabins, cottages or lodges and shall include a day camp or scout camp, but does not include a trailer park or a mobile home park. (Central Huron by-law)

TRAILER, TRAVEL: Shall mean any trailer designed and constructed so that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle and is capable of being utilized for the temporary living, sleeping or eating accommodation of persons for recreational purposes and shall include a fifth wheel trailer, but shall not include a mobile home dwelling or a park model trailer as defined herein.

16. Recreational Trailer Park and Campground (RC2)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

16.1. Permitted Uses

- campground
- conservation
- forestry
- passive recreation
- private park
- public park
- trailer and tent park

*JUST A THOUGHT!
HOW ABOUT ADVENTURE
PARKS - Ziplines, TREE TOP ACTIVITIES
WINTER SNOW SHOE OR TUBE RUNS?*

*ADD WORDING CSA 2241 PARK MODEL TRAILER
AND TRAVEL TRAILER?
AND MOTOR HOMES?*

16.2. Accessory Uses

- 1 dwelling unit for the owner or manager of the trailer park or campground;
- for a trailer and tent park or campground: recreational vehicle sales and service, convenience store, propane sales, recreational hall, and Laundromat;
- uses accessory to the permitted uses.

*Permits "Park Model
TRAILERS" WITH
FURTHER DEFINITIONS
STATES CSA 2241P3*

16.3. Permitted Structures

- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses.

*- DECKS, PATIOS
- STORAGE/GARDEN SHEDS
- COVERED AMENITY FEATURES
- GAZEBOS
- PARK MAINTENANCE SHEDS*

16.4. Zone Provisions

Zone Area (minimum)	4 hectares
Property Frontage (minimum)	40 metres
Front Yard (minimum)	17 metres
Side Yard (minimum)	7.5 metres
Rear Yard (minimum)	7.5 metres
Zone Coverage (maximum)	10 %
Trailer site area (minimum)	150 square metres
Building Height (maximum)	9 metres

*Small But Would Be Useful as
MAY BE NECESSARY*

16.5. Provisions for Accessory Residential Uses

Location - other than in basement or cellar;

Access to dwelling units from the adjacent street shall be provided for the exclusive use of the dwelling units.

Minimum floor area per dwelling unit shall be in accordance with the following:

- a) fully detached residence: 84.0 square metres.;
- b) a residence as part of the non-residential building or structure: 70.0 square metres;

16.6. Development Ratio

The development ratio for trailer parks shall be 1:2. That is, for each hectare of area to be developed for trailer sites, 2 hectares shall be maintained in natural area or recreational space.

*Very subjective to a specific property
ie: Lake
see 16.15.1.2 p130 (RC2-1)*

*NO!
PLEASE
NO!*

16.7. Recreational Space

Not less than 20 % of the gross area of the lot shall be used as communal recreational area.

REMOVE IF ACCESS TO LAKE HURON, large inland LAKE OR RIVER WITH BEACH POTENTIAL.

Natural areas such as ravines, marshes, or lake banks shall not be included in the calculation of recreational space.

*EVEN IF THEY ARE NOT
STEEP? NOT
NATURAL definition.*

16.8. Site Area

A minimum individual trailer park site area of 150 square metres shall be provided.

1614.6 SF.

16.9. Buffer

Where a Recreational Trailer Park and Campground (RC2) zone abuts a Lakeshore Residential (LRC1) Zone a buffer strip of landscaped open space or natural vegetation of 10 metres shall be required.

*LIKE
BLUEWATER'S
SHORES.*

16.10. Water Access

Where a recreational trailer park is located within 300 metres of a navigable body of water or a lake, access to the water shall be provided as part of the lot or holding. The width of this access shall be a minimum of 30 metres.

(THIS IS A DIFFICULT ONE TO UNDERSTAND?)

*DISTINGUISH BETWEEN
FRONTAGE TO AVAILABLE
LAKE FRONT AND COMM
ACCESS
ROAD OR
WALK TO
GET TO IT.*

16.11. Density of Development

Overall density of development will not exceed 15 recreational vehicle lots or camp sites per gross hectare.

*NOT ENOUGH. LET THE
SITE PLAN DETERMINE.
= 6.07 PER ACRE*

ADDITIONS

16.12. Additions to Trailers

Enclosed structures, in the form of additions to travel trailers or park model trailers, are permitted as an accessory "add-on" provided the total floor area of the addition(s) does not exceed the floor area, height, double the width, and does not extend beyond the length, of the travel trailer or park model trailer.

*R15
26.6.1
PERMITS
20 UNITS
PER GROSS
HA.*

MAY UNNECESSARILY RESTRICT DESIGNED SOLUTIONS

16.13. Parking

For trailer and tent parks, each trailer or tent site shall be provided with at least 1 car parking space and visitor parking shall be provided on the basis of 1 space for every 4 sites with visitor parking dispersed throughout the trailer and tent park at locations convenient to the site which it is intended to serve. Such visitor parking shall not be used for the storage of boats or trailers. Parking for other uses shall be in accordance with Section XX Parking Requirements.

*IF 15 LOTS PER HECTARE = 6 PER ACRE
150m²/1649^{sq} LOT + 6 = 9,687.8 SF.
9,687.8 / 42,560^{sq} = 22.29% COVERAGE
OF NET ALLOCATED DEVELOPMENT AREA
PLUS 2 TIMES NAT/REC AREA - NONE OF WHICH
CAN BE RAVINE, WETLAND, LAKE BANKS*

*SEE 16.15.1.2 - p130
NEZ CAN BE PART
OF LOT AREA BY SITE*

16.14. Setback from a Lane

All trailers, accessory buildings, and other buildings and structures shall be setback a minimum of 2 metres from the traveled portion of an access lane or road within the trailer and tent park.

16.15. Special Provisions

16.15.1. RC2-1 (As per by By-law 60-2004 & By-law 44-2007)

Notwithstanding the zone provisions of Section 16.4 of this By-law, the following special provisions apply to the property zoned RC2-1:

16.15.1.1. Permitted Structures (as per By-law #44-2007)

In addition to the permitted structures listed in section 16.3 Permitted Structures, the trailer park and campground zoned RC2-1 may also include park model trailers (as defined in Section 2 Definitions).

This must be an allowance for an existing condition.

16.15.1.2. Development Ratio

Notwithstanding the development ratio outlined in Section 16.6, the trailer park and campground zoned RC2-1 shall have a ratio of 1:1.5. That is, for each hectare of area to be developed for trailer sites, 1.5 hectares shall be maintained in natural area or recreational space.

Adjacent areas on the lot, zoned Natural Environment and which represent a natural extension of the trailer park as defined by natural features of the natural extension of the Recreational lot lines, may be included in the calculation of lot area.

16.15.1.3. Density of Development

Overall density of development will not exceed 15 recreation vehicle lots or camp sites per gross hectare.

Special provision.

16.7 on page 129 says it can't be included in REC. area

This is open here.

WE HOPE THIS IS A "SPECIAL PROVISION" ONLY THE LAYOUT TO A SPECIFIC SITE SHOULD DETERMINE ACTUAL DENSITY.

Adjacent area of the lot, zoned Natural Environment and which represent a natural extension of the trailer park as defined by natural features or the natural extension of the Recreational lot lines, may be used to calculate the density of development. All trailer sites must be located on the area zoned RC2-1.

16.15.1.4. Site Provisions

- a) Site coverage (max) 40 %
 - i. Site coverage shall mean the percentage of the site area covered by all buildings and structures above ground level including the area covered by the trailer, deck, carports, sunrooms, porches, additions to the trailer and accessory structures.
- b) Trailer floor area (maximum) 100.3 square metres (1080 sq ft)
- c) Distance Between Trailers (minimum) 2.4 metres (8ft)

Special provision

- i. The separation distance of 2.4 metres (8ft) shall be required to be measured from any deck associated with the said trailer to the nearest part of any deck that is associated with a trailer on a separate site.
- a) Distance Between Accessory Structures and Trailers on a Separate Site (minimum): 1.2 metres (4ft)
 - i. The separation distance of 1.2 metres (4ft) shall be required to be measured from any accessory structure on the said site to the nearest part of any deck that is associated with a trailer on a separate site.

Special provision

16.15.1.5. Accessory Structures

Buildings and structures accessory to a park model trailer may be permitted on an individual trailer site.

An accessory structure may include, but not limited to a: garage; shed; gazebo; or a carport.

All other provisions of this By-law shall apply.

DRAFT

17. Recreational Commercial (RC3)

Within the following zones, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

17.1. Permitted Uses

- golf course
- guest cabin
- hotel
- motel
- restaurant
- retail store for the sale of personal convenience goods and foodstuffs, and recreational equipment
- 1 accessory dwelling unit
- more than 1 main use is permitted
- uses accessory to the permitted uses.

17.2. Permitted Structures

- 1 dwelling unit accessory to the permitted use;
- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses.

17.3. Zone Provisions

Property area (minimum)	1850 square metres
Property frontage (minimum)	22 metres
Front yard (minimum)	17 metres
Side yard (minimum)	7.5 metres
Rear yard (minimum)	7.5 metres
Property coverage (maximum)	30 %

17.4. Building Provisions

Building Height (maximum)	12 metres
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17.5. Provisions for Accessory Residential Uses

- a) Location: other than in basement or cellar
- b) Minimum floor area per dwelling unit shall be in accordance with the following:
 - i. Fully detached residence: 84.0 sq.m
 - ii. A residence as part of the non-residential building or structure: 70 sq.m
- c) Access to dwelling units from adjacent street shall be provided for the exclusive use of the dwelling units.

17.6. Provisions for Golf Courses and Associated Uses

Property area (minimum)	4.0 hectares (10 acres)
Frontage (minimum)	75.0 metres (246 ft.)

Setbacks for buildings or structures (minimum):

Front yard	30 metres (98 ft.)
Side yard	8.0 metres (26 ft)
Rear yard	8.0 metres (26 ft)
Property coverage (maximum)	10 %
Parking	See General Provisions of this By-law
Lighting	all lighting and illuminated signs shall be arranged so as to deflect light away from adjacent properties.

17.7. Special Zones

17.7.1. RC3-1 Golf Course (As per By-law 39-1990)

Notwithstanding the uses permitted in the Section 15 Recreational Commercial (RC3), permitted uses and structures in the RC3-1 zone shall be limited to the following:

17.7.1.1. Permitted Uses

- golf course
- driving range
- 1 accessory dwelling unit detached from or part of another building or structure, in conformity with the accessory dwelling provisions of the RC3 zone
- conservation uses
- agricultural use, limited
- more than 1 main use is permitted
- accessory uses

17.7.1.2. Permitted Structures

- buildings and structures for permitted uses
- buildings and structures accessory to permitted uses, which may include a clubhouse with accessory restaurant, bar, and/or snack bar, a pro golf shop, golf accessories rental shop, and grounds and maintenance buildings and compound
- accessory uses