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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.
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.
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 to this day.

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SPECIFIC EXCLUSION OF "MOBILE HOMES"

Municipality of South Huron Zoning By-law Section 3 General Provisions

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-QUATED STATEMENT

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.

*FOUND IN OLD BY-LAWS
I WOULD OPINE IT TO BE UNNECESSARY AND IMPLIED DEROGATIVE IN NATURE.*

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.

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

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.

ASAM

*SEASONAL
WORKER
HOUSING*

*Pg 53
DEFINITIONS
INCLUDES
MOBILE
HOMES*

*AND
TRAVEL
TRAILERS
DEFINITIONS
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