

SECTION 7 - MOBILE/MODULAR HOME PARK

7.1 **INTRODUCTION**

ADDED BY OPA # 47 There are three existing mobile/modular home parks in the County of Perth. One is located in the Ellice Ward of the Township of Perth East and two are located in the Elma Ward of the Town of North Perth. All three mobile/modular home parks have existed at their current location for a number of years and they provide an alternate form of housing to the conventional single-detached dwelling form that is dominant throughout the County. These parks function as individual residential communities and they are, to a large extent, served by private services (roads, water supply, sewage disposal).

7.2 **GOALS**

The following goals are established for the "Mobile/Modular Home Park" designation:

- (a) To provide and maintain a residential environment of high standard for the residents of the mobile/modular home park communities in the County;
- (b) To ensure that an acceptable level of services and amenities is provided for the residents of mobile/modular home parks; and
- (c) To ensure that any new mobile/modular home park development and/or the extension of existing mobile/modular home park development is based on a demonstrated need and consistent with the overall planning policies of the County and local municipalities.

7.3 **LAND USE DESIGNATION AND MAPPING**

Policies for the "Mobile/Modular Home Park" designation shall apply to the areas shown as "Mobile/Modular Home Park" on Schedule "A" (Land Use Plan) to this Official Plan. The Schedule "A" maps consist of the County-wide map which shows the general location of the "Mobile/Modular Home Park" designation and the smaller inset maps (e.g. Schedule "A3-1") which show the specific boundaries for the "Mobile/Modular Home Park" designation.

The areas shown as "Mobile/Modular Home Park" on Schedule "A" are site specific in nature and are based on the extent of similar designations in previous Official Plan documents of the local municipalities.

7.4 **DEFINITION/PERMITTED USES**

The "Mobile/Modular Home Park" designation shall mean that the permitted uses of land shall be for mobile and/or modular homes located within a mobile/modular home park. Other uses permitted shall include recreational and community facilities to serve the residents of the mobile/modular home park. Specific definitions for the terms mobile home and modular home shall be set out in the local municipality's implementing Zoning By-law.

7.5 **POLICIES**

7.5.1 **Mobile/Modular Home Park Location**

- ADDED BY OPA # 47*
- (a) Part of Lot 11, Concession 1 in the Ellice Ward of the Township of Perth East – approximately 16 hectares/40 acres in size;
 - (b) Part of Lot 41, Concession 1 in the Elma Ward of the Town of North Perth - approximately 5 hectares/12 acres in size;
 - (c) Part of Lots 42 & 43, Concession 1 in the Elma Ward of the Town of North Perth - approximately 21 hectares/52 acres in size.

7.5.2 **Development Within Existing Mobile/Modular Home Parks**

New development within designated "Mobile/Modular Home Park" areas shall be permitted in accordance with the policies of this Plan without the need for an amendment to the Plan. Each of the three designated mobile home parks have a limited amount of space for the accommodation of new development.

7.5.3 **New and/or Expanded Mobile/Modular Home Parks**

ADDED BY OPA # 47 An amendment to this Official Plan will be required in order to establish a new mobile/modular home park and/or to expand any of the existing mobile/modular home parks beyond the areas currently designated "Mobile/Modular Home Park" by the Plan.

ADDED BY OPA # 47 Any application to establish a new mobile/modular home park and/or to expand an existing mobile/modular home park beyond the areas currently designated "Mobile/Modular Home Park" by this Plan shall be evaluated on the basis of the following criteria:

- (a) Generally, modular/mobile home park locations should be limited to urban areas (e.g. towns, villages) and/or areas immediately adjacent to such urban areas. Locations on productive farmland and/or on lands having high soil capability outside of urban areas shall be restricted. Where the expansion of an existing modular/mobile home park beyond its present designation is proposed, consideration shall be given to avoiding productive or high capability agricultural lands and/or to expansion onto lower capability agricultural lands;

- (b) The need for additional mobile/modular home development must be demonstrated, taking into consideration the demand for housing type and population projections;
- (c) The need to prevent land use conflicts with surrounding uses, particularly agricultural uses. When assessing impact on surrounding agricultural uses, the minimum distance separation provisions of MDS I shall be applied and must be satisfied;
- (d) The level of services proposed for the mobile/modular home park development. The development must be served by municipal water and sewage services or private communal water and sewage services;
- (e) All proposals must be accompanied by a detailed plan which shows the specific location of the subject land, public road access provisions, internal private road layout, mobile/modular home site locations and size information, vehicle parking areas, location and type of recreational/amenity facilities, servicing provisions (roadways, water supply, sewage disposal, storm water drainage, lighting), landscaping and buffering provisions, and an inventory of existing land uses in the vicinity of the subject land; and
- (f) Natural heritage features shall be taken into consideration with measures taken to protect and preserve them.

7.5.4 **Management and Maintenance**

All mobile/modular home parks shall be managed and maintained as a single unit by the mobile/modular home park owner or its designated agent. The responsibility for management and maintenance of all utilities and services (roads, water supply, sewage disposal, storm water management facilities, hydro, lighting, snow removal, etc.) shall rest solely with the owner of the mobile/modular home park. Where new parks or expansions are proposed, the owner shall enter into a legal agreement with the local municipality to ensure adequate maintenance of water supply and sewage disposal in perpetuity, for the protection of residents and the environment. In the case of existing parks neither the County or the local municipalities shall be under any obligation to assume ownership of or the responsibility for maintenance and/or provision of any of the utilities and services for the mobile/modular home park. The division or severance of mobile/modular home parks into smaller properties shall not be permitted under the policies of this Plan.

7.5.5 **Access**

Access must be available to a public road that is developed to acceptable municipal standards and which is maintained on a year round basis. Access must not create nor generate conditions that are considered to be hazardous to traffic movement on the surrounding road network. Mobile/modular home park development fronting onto and having access to a provincial highway requires building/land use entrance permits from the Ministry of Transportation for Ontario. Mobile/modular home park development within 800 metres of a provincial highway may require entrance, building/land use and sign permits from the appropriate approval authority.

Mobile/modular home parks should be served by a minimum of two access points to a public road(s).

Access to individual mobile/modular home sites shall be from an internal road network within the mobile/modular home park. Direct access to a mobile/modular home site from a public road shall not be permitted.

ADDED BY OPA # 47

7.5.6 **Water Supply and Sewage Disposal and Stormwater Management**

The owners of mobile/modular home parks are required to provide acceptable water supply and sewage disposal facilities for the residents of the mobile/modular home park. Such facilities must be designed, installed, and maintained to the satisfaction of the local municipality and the appropriate regulatory authority.

Where the expansion of an existing mobile/modular home park within an area currently designated "Mobile/Modular Home Park" is proposed, consideration should be given to municipal water and sewage services or private communal water and sewage services. Where municipal water and sewage services or private communal water and sewage services are not feasible, private on-site services may be considered. In determining what type of water and sewage services are acceptable, justification in support of the service type will be required and input shall be obtained from the appropriate regulatory authority. The type of water and sewage service proposed must be to the satisfaction of the local municipality and the appropriate regulatory authority.

Where a new mobile/modular home park is proposed and/or where an existing mobile/modular home park is being expanded beyond an area currently designated "Mobile/Modular Home Park", the new development must be served by municipal water and sewage services or private communal water and sewage services. The type of water and sewage service proposed must be to the satisfaction of the local municipality and the appropriate regulatory authority. Proponents of new and expanded mobile/modular home parks (either within or beyond an area currently designated "Mobile/Modular Home Park") shall be required to submit a storm water management plan for the new development. Such plans should incorporate appropriate best management practices as may be

required by Provincial agencies and the Conservation Authority to manage post development storm water for quantity and quality control. New development should not adversely affect surface water resources.

7.5.7 **Year Round Occupancy**

Mobile/modular home parks shall provide for year round occupancy as opposed to seasonal occupancy. Mobile and/or modular homes that are located within such parks are to be considered as permanent dwelling types and not temporary dwelling types.

7.5.8 **Open Space**

Owners of mobile/modular home parks should be required to provide adequate open space for recreational activities as a part of their development. As a general rule, a minimum of 5 percent of the gross area of the mobile/modular home park should be provided in a consolidated form for recreational purposes.

7.5.9 **Off-Street Parking**

Adequate off-street parking for residents of and visitors to mobile/modular home parks shall be provided. The implementing Zoning By-laws of the local municipalities shall set forth appropriate parking requirements.

7.5.10 **Standards**

All mobile/modular homes and the servicing and operation of mobile/modular home parks shall be in accordance with current standards and specifications developed by the following:

- (a) Canadian Standards Association;
- (b) Canada Mortgage and Housing Corporation;
- (c) The Canadian Code for Residential Construction;
- (d) The Canadian Mobile Home Association;
- (e) The Ontario Building Code.

7.5.11 **Site Plan Control**

Site Plan Agreements pursuant to Section 41 of the Planning Act R.S.O. 1990, shall be required for all new and/or expanded mobile/modular home park developments. A site plan of the proposed development must be submitted with any Official Plan Amendment request and such site plan shall provide the following information:

- (a) The true shape, topography, land elevations, soil and drainage characteristics, dimensions, area, and location of the property to be developed as well as the extent of adjacent property held for future mobile/modular home park development;
- (b) The location, height, dimensions, and use of all buildings and structures existing and/or proposed to be erected on the subject property;
- (c) The existing use of all land and the location and use of all buildings and structures lying within a distance of 120 metres of the property to be developed for mobile/modular home park purposes;
- (d) All public road access points and the internal roadway layout;
- (e) Mobile/modular home site layout and size information;
- (f) Vehicle parking areas;
- (g) All proposed open space, communal facilities, and recreational facilities that are to be provided;
- (h) Landscaping and buffering provisions;
- (i) Information concerning the type and location of all servicing that is proposed for the development; and
- (j) Provisions for the drainage of the subject property. The County and/or local municipality shall require the submission of final grade plans for the purpose of dealing with drainage issues.

7.5.12 **Site Specific Amendments**

- (1) Part of Lot 11, Concession 1, Ellice (OPA No. 15 & 20): Notwithstanding the policy of Section 7.5.6, an expansion of the Crystal Lake Mobile Home Park within the area designated as "Mobile/Modular Home Park" at the subject location shall be permitted subject to the following:
 - (a) Individual septic tank and weeping tile systems are to be used for the proposed expansion. Such systems must satisfy all applicable requirements of the appropriate regulatory agency;

- (b) Water supply for the proposed expansion shall be by a private communal well and water supply system that meets the applicable requirements of the appropriate regulatory agency. A "Responsibility Agreement" for the water supply system between the mobile home park and the Township of Ellice shall be required;
- (c) No new development shall be permitted on either one of the two identified former waste disposal sites located at Lot 11, Concession 1 unless the landfill materials are removed from the sites and disposed at an approved site and the site is restored to the satisfaction of the Township of Ellice in accordance with MOEE's "Guideline for Use at Contaminated Sites in Ontario (Revised in February 1997)". A "Record of Site Conditions", taken after the removal of the landfill materials, should be submitted to the Township and MOEE to demonstrate compliance with the Ministry's guidelines and policy 3.2.2 of the Provincial Policy Statement.

7.6 **CONSENT/SEVERANCE POLICIES**

The following specific policies shall apply to consent applications which involve land within the "Mobile/Modular Home Park" designation as shown on Schedule "A" (Land Use Plan). They are intended to implement the foregoing goals and policies and are to be applied in addition to the general consent/severance policies set forth in Section 16.3 of this Plan.

7.6.1 **Existing Mobile/Modular Home Parks**

Consents for the purpose of dividing existing mobile/modular home parks into smaller properties shall be prohibited

Consents for the purpose of creating individual lots for mobile/modular home sites shall be prohibited.

7.6.2 **New Mobile/Modular Home Parks and Expanded Parks**

Consents for the creation of new mobile/modular home parks and/or the enlargements of existing mobile/modular home parks may be permitted provided that the policies of Section 7.5.3 have been satisfied and further that the subject lands are designated "Mobile/Modular Home Park".

Notwithstanding the above, the minor enlargement of an existing mobile/modular home park may be permitted subject to the "minor adjustment" provisions of Section 19.2 of this Plan.

7.6.3 **Lot Boundary Adjustments/Corrections**

Consents involving lot boundary adjustments/corrections may be permitted provided that such adjustments/corrections are minor in nature. Consideration shall be given to the provisions of Sections 50(3) and (5) of the Planning Act R.S.O. 1990 and to the provisions of the local municipality's implementing Zoning By-law when dealing with such applications.

7.6.4 **Easements and Rights-of-Way**

Consents to create easements and/or rights-of-way may be permitted provided that no new lots are created and that the need is substantiated and acceptable to the consent granting authority