



By-law No. 1971-3568

“A By-law to Regulate and Licence Mobile Home Parks within the City of Owen Sound”

Originally Passed and Enacted November 22, 1971

Amended By By-law:	Passed On:
2014-150	September 10, 2014

Consolidated Version

Revised and Verified September 10, 2014

Consolidated for Convenience Only

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By-Law No. 1971-3568

Corporation of the City of Owen Sound

A By-law to Regulate and Licence Mobile Home Parks within the City of Owen Sound

WHEREAS provision is made in the Municipal Act R S O 1970 Chapter 284 for municipalities to pass By-laws to regulate and licence Mobile Home Parks; and

WHEREAS it is deemed expedient to pass such a by-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF OWEN SOUND HEREBY ENACTS AS FOLLOWS:

1. Where Permitted

All proposed locations for Mobile Home Parks shall require a change of zoning to the "Special Site Zone (S)", as required in the City of Owen Sound Zoning By-law No. 3435

2. Definitions

- a. A Mobile Home shall mean a manufactured, movable or portable dwelling unit constructed to be towed, to its appropriate site, on its own chassis, connected to utilities and designed to be placed on a permanent foundation or piers with wheels removed, for year round living. It may consist of one or more parts than can be folded, collapsed or telescoped for towing to the appropriate site, and expanded later for additional cubic capacity; to be joined into one integral unit. The mobile home must contain sleeping accommodation, a flush toilet, a tub or shower bath, and kitchen facilities with plumbing and electrical connections provided for attachment to outside systems.
- b. A Mobile Home Park shall mean an area of land used exclusively for the siting of mobile homes. It shall include open areas for recreational use and may include commercial facilities appropriate for the use of the Park residents. All land and commercial buildings erected on the site shall remain under single ownership.
- c. A Mobile Home Lot shall mean a parcel of land within a Mobile Home Park which shall be used only for the placement of one single family, Mobile home and for the exclusive use of its occupants, and which directly abuts a roadway giving access to a public street.

3. Regulations

a. Min. Park Size

6 acres

b. Mobile Home Size

10' minimum width

24' x 65' maximum size

650 sq. ft. minimum floor area

Max. height one storey

c. Min. Lot Size

32' width and 3,200 sq. ft. for single width home (up to 12')

40' width and 4,000 sq. ft. for double width home (13' to 24')

7,500 sq. ft. if sewers are not available

15,00 sq. ft. if sewer and water are not available.

d. Minimum Set Back

12 ft. from front lot line.

- e. Minimum Side Yard
 - 4ft. from one side lot line
 - 12 ft. from the other side lot line.
 - 4. Ft from accessory buildings and car ports.
- f. Minimum Separation
 - All homes shall be at least
 - 12 ft. from any Park Boundary
 - 15 ft. from any other mobile home.
 - 25 ft. from any public roadway
 - 20 ft. from any building outside the park
- g. Minimum Parking
 - One paved parking area 12' x 20' located on each lot and connected to the main roadway with a 12' paved approach.
- h. Accessory Buildings
 - No detached accessory building shall occupy more than 10 per cent of the lot area nor shall it be higher than the mobile home to which it is an accessory.
- i. A Public Open Space recreational area shall be provided in the Park. The minimum size of such space shall be 8% of the gross park area or ½ acre whichever is greater.
- j. Minimum Street Width
 - 24 ft. for one-way streets
 - 36 ft. for a two-way street
 - 80 ft. diameter Cul-de-sac.
- k. General Layout for the Park
 - The general layout of the park shall be detailed on a plan having a scale of 1" = 50' or larger. Such a plan must be submitted to the City of Owen Sound Planning Board and approved by the Council of the City of Owen Sound. Buffer materials, fencing, playground equipment, and landscaping shall be provided as determined by the City of Owen Sound. The plan shall be submitted in quadruplicate to, and approved by, the City of Owen Sound, the Grey County Health Department, the Owen Sound Fire Department and the Police Department, before the re-zoning of any land is commenced.

4. Permitted Uses

The following uses only shall be permitted in Mobile Home Parks:

- a. Residential dwelling in Mobile Homes
- b. Commercial facilities supplying essential goods or services for exclusive use of Park residents.
- c. A Management office, of construction suitable to the City of Owen Sound.
- d. Open space recreational areas for the use of Park residents.
- e. Accessory uses incidental to any of the above permitted uses.
- f. No commercial area shall be set aside for the sale of mobile homes within the park.
- g. No recreational-type vehicles, such as campers, house trailers, chassis-mounted campers, and motorized homes shall be permitted in the Park for any reason.

5. Servicing Requirementsa. Roads

Min. depth granular "B"	9"
Min. depth Granular "A"	3"
Min. depth HL-6 asphalt	1-3/4"
Min depth HL-3 asphalt	1-1/4"
Min. paved width	14' for one-way road 24' for two-way road

b. Concrete Curbs and Gutters

On both sides of all interior roadways constructed to City standards

c. Sewers

- i. Storm sewers – 12" min. size with catch basins. System to be approved by City Engineer's Office
- ii. Sanitary Sewers – 8" min. size with 4" connections to each lot. System to be approved by City Engineer's Office.

d. Watermains

4" min. size with 3/4" connections to each lot
6" min. size to supply all hydrants

The system, including hydrants, to be approved by the P.U.C.

e. Hydro, Bell Telephone, Cable T.V.

All wiring for hydro, bell telephone, and television reception shall be of underground construction to standards as required by the various utilities. Individual television antennae are not permitted.

f. Garbage Collection

Garbage will be collected once per week at a specified location on a public street. No garbage shall be placed at the specified location more than 8 hours before the designated pick-up time. Garbage storage and containers within the Park shall meet all requirements of the Medical Officer of Health.

g. Snow Ploughing

Snow Ploughing of all roadways within the Park shall be the responsibility of the Park owner.

h. Park Maintenance

The Park shall be kept in a clean, neat, and tidy condition at all times. The outside storage of goods and materials will not be permitted. The Building Inspector, or his representative, of the City of Owen Sound is hereby authorized to enter the Park at any time to make such inspection as may be deemed necessary. All Park maintenance is the responsibility of the Park Owner.

All interior roadways and underground utilities shall be designed by a firm of Professional Consulting Engineers whose plans and specifications shall meet the requirement of the City Engineer's Office. Services shall be installed by a qualified contractor, acceptable to the City of Owen Sound, working under the direction of a firm of Consulting Engineers.

6. Licence Fees

- a. A building and plumbing permit shall be obtained from the City of Owen Sound for each and every mobile home site located in the Park. Applications for building permits shall show the location of the unit on the lot, the size of the lot and unit, and the type of foundation and anchorage system proposed for the unit.

Amended by By-law 2014-150

b. Repealed

c. Repealed

7. Penalties

Any person violating the provisions of this by-law shall be subject to a penalty of not less than \$50.00 and not more than \$300.00, exclusive of costs, for each offence; and such penalties shall be recoverable under the *Ontario Summary Convictions Act*. City Council may revoke the Park Licence following a conviction based upon a violation of this By-law.

- 8. This By-law shall come into full force and effect upon the final passing thereof.

PASSED this 22nd day of November, 1971.

1st reading November 22, 1971.

2nd reading November 22, 1971.

3rd reading November 22, 1971.

Signature on File
Mayor

Signature on File
Clerk