



## WOLLASTON TOWNSHIP

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### Wollaston Township Staff Report Zoning By-Law Amendment

This report will review the issue of the permitted maximum width of trailers in tent and trailer parks within the Township of Wollaston.

#### **Background**

This general “housekeeping” zoning by-law amendment is being made at the direction of Wollaston Council as per resolution #3 passed May 9, 2017:

3. M. Fuerth – D. Naulls: Be it resolved that the Council of Wollaston Township direct the Clerk to begin the process of amending the Township’s comprehensive zoning by-law 50-10 to change the definition of Park Model Trailer to include Park Model trailer 102 and park model recreational units, as defined by the Canadian Recreational Vehicle Association. Carried

Wollaston Township’s current by-law provides the following relevant definitions:

**3.197 “TENT AND TRAILER PARK”** shall mean a parcel of land providing overnight or short term (but not permanent) accommodation for tents and **trailers, as defined in this by-law**, but not manufactured dwelling houses as defined in this by-law and may include services and facilities normally incidental and subordinate to such a use including common washroom lavatory and bathing facilities, indoor and/or outdoor recreation areas, and an entrance kiosk.

**3.203 “TRAILER”** shall include the following, as defined in this by-law: **“Camper Trailer/Tent Trailer”, “Truck Camper”, “Park Model Trailer”, “Travel Trailer”** and **“Recreational Vehicle”**.

**3.146 “PARK MODEL TRAILER”** shall mean a recreational unit mounted on a single chassis mounted on wheels designed to facilitate relocation from time to time, and designed as living quarters for seasonal camping and may be connected to those utilities necessary to supply installed facilities, with a gross floor area including lofts not exceeding 50 sq. m (538 sq. ft.) in set-up mode, and not having a width greater than 2.6 m (8.5 ft.) in the transit mode. Further, all park model trailers shall comply with Canadian Standards Association Standard No. Z241.

The definition of Park Model Trailer provided by the Canadian Recreational Vehicle Association (CRVA) is almost identical to the definition within the zoning by-law, save for one word – which reverses its meaning.

**Park Model Trailer** – is a recreational unit that meets the following criteria:

- It is built on a single chassis mounted on wheels;
- It is designed to facilitate relocation from time to time;
- It is designed as living quarters for a seasonal camping only and may be connected to those utilities necessary for the operation of installed fixtures and appliances; and
- It has a gross floor area, including lofts, not exceeding 50 square meters [538 sq. feet] in the set-up mode, and has a width greater than 2.6 meters [8' 6"] in the transit mode.

### **Context**

Council is asked to determine if it is desirable to amend the zoning by-law to allow for units larger than 8.5' wide within tent and trailer parks.

This report will provide information on the following areas of consideration:

- Definitions
- Seasonal use
- Gross floor area
- Assessability of campground units related to permanency
- Change to density
- Comparison of permitted uses in all other Hastings County municipalities
- Proposed amendments to the zoning by-law definitions and provisions

### **Definitions**

Park Model Trailers are defined by the Ontario Building Code and the Canadian Standards Association.

CAN/CSA-Z241, defines Park Model Trailer as follows:

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 not exceeding 50 m<sup>2</sup> when in the set-up mode, and has a width greater than 2.6 m in the transit mode.

Section 9.38 of the Ontario Building Code defines Park Model Trailers as follows:

A manufactured building used or intended to be used as a seasonal recreational building of residential occupancy is deemed to comply with this Code if it is designed and constructed in conformance with CAN/CSA-Z241 Series "Park Model Trailers".

The term PARK MODEL TRAILER has been chosen to be consistent with the term to describe this unit in CAN/CSA-Z241, Section 9.39 of the Ontario Building Code and the CRVA definition. These definitions are attached to this report.

### **Gross Floor Area**

The gross floor area of a Park Model Trailer remains the same. This amendment will not change the maximum allowable gross floor area, it remains at 50 square metres (538 square feet).

The maximum width permitted by definition in Wollaston's Comprehensive Zoning By-law is currently 8'6". For a trailer this width to exceed a gross floor area of 538 square feet, it would have to be 64 feet long. An oversize permit is required to transport a trailer longer than 41'. This maximum length is highly unusual and unlikely.

This gross floor area is applied to the area of the trailer itself. Many trailer owners add a deck or sunroom to the trailer, increasing the footprint. These accessory structures are not included in the calculation of maximum allowable gross floor area. Additions to a trailer such as raised decks and sunrooms require a building permit. Like similar accessory structures on homes and cottages, these additions add to the living space, and not to the sleeping space, of the residential structure.

### **Seasonal use**

The Ontario Building Code provides that Park Model Trailers are "intended to be used as a seasonal recreational building of residential occupancy".

The Canadian Safety Association Standard for Park Model Trailers provides that the unit is "designed as living quarters for seasonal camping".

Neither the CSA Standards nor the OBC define the term "seasonal". Generally, trailers do not have the heating system or insulation required for comfortable use in the winter months. However, they are safe to use in the winter, and can be retrofitted with improved heating and insulation.

The term seasonal is used to distinguish the use from a permanent use, which is not permissible.

Similarly, Wollaston's zoning by-law provides that **TENT AND TRAILER PARK** is defined as "a parcel of land providing overnight or short term (but not permanent) accommodation...".

Council may wish to consider clarifying this definition within the Recreational Resort Commercial Zone to define the season or permitted period of use.

### **Assessability of campground units related to Permanency**

As per MPAC's "Assessment Guidelines for Trailers/Units" a trailer is deemed to have a degree of permanency or the intent to be permanent if the trailer is greater than 8'6" wide, or the trailer is less than 8'6" wide but has an attachment (enclosed structure) making the trailer immobile without its removal.

Further indicators that the trailer is permanent in nature and therefore assessable include:

1. Permanent service connections (water, electrical, waste disposal)
2. Exceeding legal length, height or weight road restrictions
3. Attached structures that are not enclosed
4. Tow tongue or undercarriage removed, making the trailer immobile
5. Existence of a foundation or supporting structure

MPAC uses this criteria to determine if the value of the trailer should be included in the assessment value of a campground. Trailers considered to be permanent structures (as per evaluation above) will be included in the current value assessment of the property.

### **Change to Density**

The larger gross floor area does not necessarily equate to more bedrooms, but more commonly enhances the living space, kitchen and bathroom facilities. Of the 47 General Coach Park Models available, 9 have 1 bedroom, 27 have 2 bedrooms, 5 are two bedroom with the option for three beds and only 5 floorplan options have three bedrooms.

There is very little, if any, difference in the number of bedrooms and beds available in the type of trailers currently permitted by the zoning by-law and the wider Park Model Trailers.

### **Septic**

The MOECC guidelines for "design sewage flow rates for seasonal trailer parks and park model units" provides calculations for the average daily sewage flow rate for a trailer. This design is not determined by the type or square footage of a trailer. The definitions within the guidelines are very broad, describing Park Model Units as pre-manufactured one, two or three bedroom recreational/seasonal residential units...built under specifications CSA-Z240 and CSA-Z240. Therefore, the same septic design standards are used for Travel Trailers and Park Model Trailers.

### **Comparison of permitted uses in all other Hastings County municipalities**

Attached to this report is a summarization of the zoning provisions of all of the municipalities in Hastings County as they apply to the permitted uses in tent and trailer parks and of other Rural township that permit Z241 trailers on commercial lands.

### **Clarification**

Within the provisions of Wollaston's Zoning By-Law, Park Model Trailers are considered Trailers; Trailers are permitted only within Tent and Trailer Parks; Tent and Trailer Parks are permitted only within the Recreational Resort Commercial Zone.

There are provisions within the zoning by-law to allow for the storage or temporary use of Recreational Vehicles within other zones. The definition of Recreational Vehicle includes a maximum width and length.

### **Amendment**

1. That Definitions Section 3.146 "**PARK MODEL TRAILER**" is hereby deleted and replaced with the definition:  
"**PARK MODEL TRAILER**" shall mean a recreational unit mounted on a single chassis mounted on wheels designed to facilitate relocation from time to time, and designed as living quarters for seasonal camping and may be connected to those utilities necessary to supply installed facilities, with a gross floor area including lofts not exceeding 50 sq. m (538 sq. ft.) in set-up mode, and **may have** a width greater than 2.6 m (8.5 ft.) in the transit mode. Further, all park model trailers shall comply with Canadian Standards Association Standards **Z240 or Z241**.

The definitions for Recreational Vehicle, Tent and Trailer Park, Trailer and all of the provisions of the Recreational Resort Commercial zone shall remain the same.