
Background

Council at the December 3, 2012 Community Services Standing Committee discussed the City owned trailer parks. Council requested additional information regarding trailer park operators, identify Municipalities who own and operate trailer park facilities in addition provide background information on financial and user fee cost comparisons.

Trailer Parks

The City of Greater Sudbury operates three (3) seasonal trailer parks (campgrounds) through operating agreements at:

- Ella Lake – Capreol
- Whitewater Lake Park – Azilda
- Centennial Park – Whitefish

The trailer parks located at these sites are part of a larger park facility which provides recreational opportunities for day users such as swimming, playgrounds, public boat launching, picnics, etc.

Park	Total Acres	Trailer Park	Number of Service Lots
Ella Lake Park	9.7 acres	5.1 acres	17 lots
Centennial Park	33.5 acres	21.8 acres	47 lots
Whitewater Lake Park	32.4 acres	5.4 acres	25 lots

Attached are aerial photos of the parks which provide total overall acres of land including area dedicated for seasonal trailer parks. In addition, the maps show additional undeveloped City owned lands located at Ella Lake.

On February 27, 2012, Council approved trailer park user fees in order to align rates to the provincial parks in North Eastern Ontario. The fee increases also provided an additional 18 extra camping days. The extension allowed access to the park starting the second weekend in May (weekends only) and daily commencing Victoria Day weekend. At the end of the season, the parks would remain open for an additional week (7 days), closing on the third Sunday of September.

Operational Costs

The 2012 rate increases have improved the overall net operating costs of the trailer parks. The following is a cost breakdown of the 2011 and 2012 operating seasons:

Whitewater Lake Park

	2012 Actual	2011 Actual
Expenses	\$82,508	\$71,068
Revenue	\$32,025	\$23,268
Impact to Levy	\$50,483	\$47,800

Ella Lake

	2012 Actual	2011 Actual
Expenses	\$26,697	\$23,849
Revenue	\$18,407	\$14,254
Impact to Levy	\$ 8,290	\$ 9,595

Centennial Park

	2012 Actual	2011 Actual
Expenses	\$33,612	\$44,061
Revenue	\$70,980	\$49,242
Impact to Levy	-\$37,368	-\$ 5,181

Net Budget Impact	\$21,405	\$52,215
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Operating Agreement

The parks are managed and maintained by individual contractors under an operating agreement. The contractor is responsible for the day to day operations of the trailer parks. In addition, the operator is also responsible for the maintenance of the entire park.

The daily operator's cost for each park, based on the current agreements are:

Park	Operator Fee
Ella Lake	\$160 per day
Centennial Park	\$167 per day
Whitewater Lake Park	\$250 per day

The concession operations at all sites is the responsibility of the contractors. The operators provide 24-7 supervision at the sites by residing in their personal trailers throughout the summer months.

Trailer Park Fee Comparison

The following is a summary of trailer park fees charged by the private sector, Municipally operated and Provincial parks. (Rates do not include H.S.T.)

2012 City of Greater Sudbury Camping Fees	
Seasonal Rates	Fee
Full Services	\$1,230.09
No Services	\$1,108.85
Full Services Senior	\$1,044.25
No Services Senior	\$866.73
Daily Rates	Fee
Full Services	\$30.09
No Services	\$27.43
Full Services Senior	\$25.66
No Services Senior	\$22.12
Tent Rates	Fee
Per day	\$27.43
Weekly Rates	Fee
Full Services	\$154.87
No Services	\$138.94
Full Services Senior	\$131.86
No Services Senior	\$111.50
Monthly Rates	Fee
Full Services	\$465.49
No Services	\$418.58
Full Services Senior	\$396.46
No Services Senior	\$336.28
Miscellaneous	Fee
Sewage Dumping	\$5.53
Additional Guest/Vehicle (each)	\$9.29

Privately Owned Campground Rates - 2012

Name	Seasonal Rates	Monthly Rates	Notes
Batman's Sheguiandah	\$1,900	n/a	
Carol's Campsite	\$1,300 + hydro	\$465	
Mine Mill Local 598/CAW	\$1,327 public \$1,150 member	\$500 public \$442 member	
Fish Tale (Noëlville)	\$1,300 + hydro		
Noëlville Family Resort	\$1,400 - \$1,500		
Ratter Lake (Hagar)	\$1,800 - \$2,300	n/a	Daily & weekly rates only

Silver-Maple (Whitefish)	\$1,195 - \$1,416	\$672	
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Municipal Owned Campgrounds Rates - 2012

Name	Seasonal Rates	Monthly Rates	Notes
Temiskaming Shores	\$1,150	\$600	+Air conditioner \$200
Saugeen Shores & Port Elgin	\$1,885	\$899	
Thunder Bay	n/a	n/a	\$32.52 per day
Owen Sound	n/a	n/a	\$32/\$30 daily only

Provincial Parks Rates – 2012

Name	Seasonal Rates	Monthly Rates	Notes
Fairbanks	\$1,218	n/a	
Windy Lake	\$1,279	n/a	
Halfway Lake	\$1,831	n/a	

Rate Comparison Summary

	CGS Owned Parks	Private Operators	Other Municipal	Provincial Parks
Seasonal Rental	\$1,230.09	\$1,300 - \$2,300	\$1,150 - \$1,885	\$1,218 - \$1,831
Monthly	\$ 465.49	\$ 465 - \$ 672	\$ 600 - \$ 899	
Daily	\$ 30.09	\$ 30 - \$ 32.52	N/A	

Conclusion

There are costs that are associated with maintaining the parks regular day use for citizens. A calculation was completed based on expenses and work that should remain to determine the total cost of operating the parks net of the trailer park operations. It was estimated that 65% of expenses for Whitewater Park would remain and Ella Lake and Centennial Parks would retain 30 % of overall expenses. In applying these percentages, it is estimated that the sites now operating as trailer parks, would incur expenses of approximately \$65,000 to \$70,000 per year in total, with no offsetting revenue to help pay for maintenance. Therefore, the City's cost to operate these 3 parks as trailer parks is below the cost to operate them as day parks.