

# **THE MOBILE HOME BY-LAW**

## **PART 1 DEFINITIONS**

1. This by-law shall be known and may be cited as the Mobile Home By-law of the Town of Antigonish.
2. In this By-law, unless the content otherwise requires; “ Board” means the Town Planning Board of the Town of Antigonish. “Clerk of Licenses” means the Town Clerk of the Town of Antigonish.

“Dependent mobile home” means a mobile home which does not contain a flush toilet and a shower or a bath.

“ Inspector” means the building inspector for the Town of Antigonish.

“Medical Health Officer” means a medical health officer of the Town.

“Mobile Home” means any portable dwelling constructed for support by wheels, jacks of similar supports, used to so constructed as to permit its being transported upon public streets or highways and duly licensable as such, and designed and constructed to permit occupancy for dwelling and sleeping quarters.

Mobile Home Park” means any site, lot, field of tract of land upon which not less than six mobile homes may be located, being used, designed to be used and licensed and designated by the Town of Antigonish to be so used as such, and which shall include any building, structure or enclosure used or intended for use as part of the equipment of such mobile home park.

“Mobile Home Space” means a plot of ground within a mobile home park designed to accommodate one mobile home.

“Sanitary Inspector” means a provincial sanitary inspector.

“ Service Building” means a building housing toilet facilities, for men and women, and water and sink facilities for laundry purposes.

“Structure” means everything that is built or constructed of parts common to a building.

## **PART 2 PERMITS**

3. No person shall construct, alter, repair, maintain or operate a mobile home park in the Town without first having obtained a written permit therefor from the Inspector.

4. Any person proposing to acquire a permit to construct, alter, repair, maintain or operate a mobile home park shall submit a written application therefore to the inspector. The application shall be accompanied by:
  1. A written proof of ownership or lease to the land upon which the applicant proposes to construct, alter, repair, maintain or operate the mobile home park, or a written permission from the owner of the land to use it as a mobile home park.
  2. Two complete sets of plans, drawn to scale, showing the location of proposed mobile home park, and they shall include the following information:
    - A. The Area and dimensions of the tract of land to be used.
    - B. The maximum number, location and size of all mobile home space.
    - C. The proposed location of each mobile home on each mobile home space.
    - D. The location of service buildings and any other proposed and existing structures.
    - E. The location and width of roadways and walkways.
    - F. The location and design of water and sewer lines.
    - G. The proposed location and design of the sewage disposal system.
    - H. Any further information which may be required by the Board or the Inspector and which would enable them to better determine whether the proposed mobile home park will comply with the provisions of the this by-law.
  5. Before the inspector may issue a permit under this by-law the Board must approve the site and planning of the mobile home park and upon the approval or refusal of the application as far as it concerns the site and planning it shall transfer the application to the inspector.
  6. The inspector shall refuse to issue a permit under this part if the Board has refused the application or if the proposed mobile home park fails to comply with the provisions if this by-law.
  7. If the inspector refuses an application for a permit under this part he shall do so in writing setting forth his reasons for refusal.
  8. The inspector may cancel a permit issued under this part when it appears to him that the person to whom the permit has been issued has violated a provision of this by-law.
  9. Ever permit issued under this by-law shall expire twelve months after the date of its issue, provided that if the work has begun under such a permit the inspector may renew the permit for a further period or periods, the number and duration of which shall be determined by the inspector.

### **PART 3 LICENSES**

10. No person shall maintain or operate a mobile home park within the town without having obtained a license therefore from the Clerk of Licenses.

11. The clerk of licenses shall issue a license to maintain of operate a mobile home park when:
  - (1) The applicant has obtained a permit therefore from the inspector.
  - (2) The Clerk of licenses had been advised in writing by the inspector that upon a full inspection of the mobile home park he is of the opinion that the mobile home park fulfills the requirements of this by-law
  - (3) The applicant pays to the Clerk of licenses a license fee of \$100
12. A license issued under the provisions of this part shall be effective from the date of issue until the thirty first day of December in the same year, or until earlier revoked under the provisions of this part.
13. The inspector shall report in writing to the Clerk of licenses during the second last week of each year on the compliance or non-compliance of each mobile home park in the Town with the provisions of this by-law.
14. (1) The Clerk if licenses may revoke a license issued under the provisions of the Part when it appears to him that the person to whom the license has been issued has violated a provision of this by-law or a provision of the building by-law or the zoning by-[law of the Town.
  - (2) A license revoked under the provisions of sub-section (1) shall upon application be reinstated if the circumstances leading to the revocation have been remedied and the mobile home park has again been operated and maintained in full compliance with the law.

#### **PART 4 LOCATION, SPACE AND GENERAL LAYOUT**

15. A mobile home park shall be located:
  - (1) At least 100 feet from any public street or way.
  - (2) On a properly drained site only and shall be so located that its drainage will not endanger any water supply or contaminate any lake or river.
  - (3) On a site free from marshes, swamps, or other potential breeding places for insects or rodents.
16. The area of a mobile home park shall be large enough to accommodate:
  - (1) The designated number of mobile home spaces.
  - (2) Necessary streets or roadways.
17. Each mobile home space shall be at least thirty feet wide having a minimum area of 2400 square feet, and shall abut on a driveway or other clear area with unobstructed access to a public street. Such space shall be clearly defined, and a mobile home shall be parked in such a space so that there will be a minimum of fifteen feet ( including porches) between mobile homes and so that no mobile home will be less than ten feet from the exterior boundary of the mobile home park.

18. The set back of a mobile home from any roadway within the mobile home park shall be at least ten feet.
19. No person shall permit a mobile home to remain in a mobile home park unless a mobile home space is available.

### **PART 5 ROADWAYS**

20. Every mobile home shall have access to a public street or way by means of a private road not less than thirty two feet wide and having a right of way of not less than fifty feet. Parking of vehicles on such access roads is prohibited unless any such road is a public highway.
21. Every mobile home shall be so located that it abuts a driveway which shall have unobstructed access to a public street or way.

For the purpose of this section a one way driveway with no on the street parking shall be a minimum of twenty two feet wide. For the purpose of this section a driveway providing parallel parking on one side shall be a minimum of twenty six feet wide, and a driveway providing parallel parking on both sides shall be

22. Every access road shall be continuous or shall terminate with a cul-de-sac of not less than eighty feet in diameter.

### **PART 6 SERVICE BUILDINGS**

23. Every mobile home park which accommodates dependent mobile homes shall be provided with one or more service buildings.
24. Each service building shall comply with the following requirements:
  - (1) Flush type toilets shall be placed in buildings which are not more than a maximum distance of 250 ft from any mobile home or any other structure. No service building shall be located within 75 ft of any street or public way. If the street or public way is entirely within the mobile home park the Board may be permitted a lesser setback than 75 ft.
  - (2) Each service building shall be lighted with a light intensity of two foot candles measured at the darkest corner of the building.
  - (3) Each service building shall be a permanent structure, constructed in accordance with the provisions of the building by-law if the Town, adequately ventilated, and with all openings to the outside effectively screened. Each service building shall be provided with a floor drain.
  - (4) Separate men's and women's toilet rooms shall be distinctly marked and separated from each other by a sound resistant wall and each shall contain at least two toilets, two wash basins, two laundry basins, an done bath or shower for every fifteen mobile homes. The men's toilet room shall contain at least one urinal for every ten mobile homes.

25. Each service building shall have heating facilities sufficient to maintain a temperature of 70 degrees Fahrenheit when the outside temperature is 10 degrees below zero Fahrenheit during periods of occupancy.

## **PART 7 SANITATION**

26. Every person who maintains or operates a mobile home park shall provide an accessible, adequate, safe and portable supply of water and he shall provide each mobile home space with a satisfactory water connection.
27. (1) All plumbing facilities in a mobile home park shall conform to the plumbing laws and regulations applicable to the Town. Every person who maintains or operates a mobile home park shall maintain the plumbing facilities of the mobile home park in good operating condition
28. (1) Every person who maintains or operates a mobile home park shall provide the mobile home park with a public sewer system or a private sewage system disposal system which has been approved by the Sanitary inspector.
- (2) Every person who maintains or operates a mobile home park shall provide, maintain, and or operates the sewage disposal system, including appurtenances thereto so as not to create a nuisance or health hazard.
29. (1) Every person who maintains, operates, or occupies a mobile home shall provide such mobile home with tightly covered metal garbage cans in quantities adequate to permit disposal of all garbage or rubbish.
- (3) The garbage cans shall be located at the rear of each mobile home unless otherwise instructed by the inspector

## **PART 8 REGISTER**

30. (1) Every person who maintains or operates a mobile home park shall maintain a register which shall contain a record of all mobile homes and occupants using the mobile home park.
- (2) The register shall be available to any authorized person inspecting the park and shall be preserved for a period of at least two years.
- (3) Every person who maintains or operates a mobile home park shall notify the local health officer immediately of any suspected communicable or contagious disease within the mobile home park.
- (4) Where a physician has diagnosed a quarantinable disease within a mobile home park the person who maintains or operates the mobile home park or any of his employees shall notify the local health officer of any departure or proposed departure of either the

occupants whose disease has been diagnosed as communicable or their mobile home or the removal from the mobile home of clothing or other articles.

## **PART 9 ELECTRICITY**

31 (1) Every person who maintains or operates a mobile home park shall provide for each mobile home space an electric outlet supplying at least 110 volts and a minimum of 30 amperes.

## **PART 10 ALTERATIONS AND Additions**

32. (1) No addition shall be built onto or become part of any mobile home.

(2) Notwithstanding the provisions of subsection (1) an addition may be built to a mobile home where such addition is for use as a porch or sundeck and of a size and design approved by the inspector.

33. (1) No addition shall be made to a mobile home space except those shown on the plan submitted for approval on the application for a permit under Part 2 and actually approved by the Board.

(2) No alterations shall be made to a mobile home space unless prior approval is obtained from the Board.

34. Ancillary buildings may be erected in a mobile home space upon prior approval of the Inspector.

## **PART 11 MOBILE HOMES IN OTHER LOCATIONS THAN MOBILE HOME PARKS**

35. (1) No person shall occupy a mobile home for a living, sleeping, or eating purposes or for the carrying on of any business, in any location within the town except in duly authorized mobile home parks.

(2) No trailer shall be parked in yard of any residential premises for a period exceeding three weeks at any one time except when such premises are those occupied by the owner of the trailer.

## **PART 12 CONSTRUCTION FIELD OFFICE**

36. No person shall maintain or operate a mobile home for the purpose of a field office on a construction site without first having obtained a permit therefore from the inspector.

## **PART 13 MOBILE HOME SALES AREA**

37. No person, shall construct, alter, repair, maintain or operate a mobile home sales area with the Town without first having obtained a written permit therefore from the inspector.

38. Any person proposing to acquire a permit under this Part shall submit a written application therefor to the Board. The applicant shall be accompanied by:

(a) Written proof of ownership or lease to the land upon which the applicant proposes to construct, alter, maintain, or operate a mobile home sales area.

(b) Two complete sets of plans, drawn to scale, showing the location of proposed mobile home sales areas, and they shall include the following information:

(1) the area and dimensions of the tract of land to be used.

(2) the maximum number of units and the location of each unit.

(3) the location of service buildings and other existing or proposed structures.

(4) the location and width of roadways and walkways.

(5) the location and size of water and sewer lines.

(6) the location and design of the sewerage disposal system

(7) any further information which may be required by the Board or the inspector and which would enable them to better determine whether the proposed mobile home sales areas will comply with the provisions of this by-law and the Building By-law.

39. Before the inspector may issue a permit under this Part the Board must approve the site and planning of the mobile home sales area and upon approval or refusal if the application so far as it concerns the site and planning it shall transfer the application to the inspector.

40. The inspector shall refuse to issue a permit under this Part if the Board has refused the application or if the proposed mobile home sales area fails to comply with the Zoning By-law of the Town.

41. If the inspector refuses an application for a permit under this Part he shall do so in writing, setting forth his reason for refusal.

42. The inspector may cancel a permit issued under this Part when it appears to him that the person to whom the permit has been issued has violated a provision of this By-law or the provisions of the Building By-law or the Zoning By-law of the Town.

43. Every permit issued under this part shall expire twelve months after the date of its issue, provided that if the work has begun under such permit the inspector may renew the permit for a further period or periods, the number and duration of which shall be determined by the inspector.

44. No person shall maintain or operate a mobile home sales area within the Town without first having obtained a license therefore from the clerk of licenses.

45. The Clerk of Licenses shall issue a license to maintain or operate a mobile home sales area when:

(a) the applicant has obtained a permit therefor from the inspector.

(b) the clerk of licenses has been advised in writing by the inspector that upon a full investigation of the mobile home sales area he is of the opinion that the mobile home sales area fulfills the requirements of this by-law and the Building by-law and the Zoning by-law of the Town.

(c) the applicant pays to the clerk of licenses a license fee of \$1.00

46. A license issued under the provisions of this by-law shall be effective from the date of issue until the thirty first day of December in the same year, or until earlier revoked under the provision of this by-law.

47. (a) the clerk of licenses may revoke a license issued under this part when it appears to him that the person to whom the permit has been issued has violated a provision of this by-law or the building by-law of the zoning by-law of the Town.

(b) a license revoked under the provisions of subsection (a) may be reinstated if the circumstances leading to the revocation have been remedied and the mobile home sales area has been maintained and operated in full compliance with the law again.

48. the owner or occupier of any mobile home sales area shall posta copy of this by-law and every amendment thereto and a map showing the areas within the town which permit trailer uses, in a prominent place in the mobile homes sales are so that they may be readily seen by prospective purchasers of mobile homes.

#### **PART 14 PENALTIES**

49. Every person who fails to comply with any provisions of this by-law shall be liable on a summary conviction to a fine not exceeding one hundred dollars and in default of payment of such fine to a term of imprisonment not exceeding town months.

#### **PART 15 COMFLICT WITH BUILDING BY-LAW**

50. Where there is a conflict between any provision of this by-law and a provision of the building by-law of the Town the provision of the building by-law shall prevail.

51. This by-law shall not be deemed to affect the obligation to acquire any permit under the provisions of the Building by-law if the Town.

#### **PART 16 APPLICATION OF BY-LAW**

52. (1) Every mobile home park in existence at the time of the coming into effect of this by-law shall have six months from the effective date to comply with the provisions of this by-law.

(2) Notwithstanding subsection (1) the provisions if this by-law with respect to lot sizes and road widths shall not apply to a mobile home or mobile home park in existence ion the effective date if this by-law where strict compliance with those provisions would require prohibitive construction or reconstruction costs to be determined by the Board with appeal to Council.

#### **Part 17 APPEAL**



53. (1) an appeal shall tie to the Town Planning Board by a person aggrieved by the decision of the inspector made under Sections 6, 8, 40, 48.

(2) Written notice of an appeal under the provisions of subsection 91) shall be filed with the clerk with fourteen days after the receipt of written decision if the inspector.

54. (1) An appeal shall lie to the Council by a person aggrieved by revocation of a license under the provisions of Section 14 or 48

(2) Written notice of an appeal under the provisions of Subsection (1) shall be filed with the clerk within fourteen days from the revocation or the written statement of the clerk that a license is refused.

RECOMMENDED FOR THE APPROVAL OF THE MINISTER

APPROVED THIS 30<sup>TH</sup> DAY OF OCTOBER 1967. – Donald C. MacNeil

