

Bylaw No. 09

Town of Mulgrave

Mobile Home Park Bylaw

1. Title

This Bylaw may be cited as the Mobile Home Park Bylaw of the Town of Mulgrave.

2. Definitions

In this Bylaw the word “shall” is mandatory and not permissive. Words used in the present tense shall include the future. Words used in the singular number shall include the plural and words used in the plural number shall include the singular unless otherwise indicated. All other words shall carry their customary meaning except those defined hereinafter.

- 2.1 Accessory Building means any building or structure which is constructed or otherwise placed in a mobile home park and is used exclusively as a use which is accessory to the use of the mobile home as a dwelling or a building used in the operation or maintenance of the park by the owner.
- 2.2 Addition means any deck, enclosed space, stairway or wheelchair ramp and any similar structure which is attached to the mobile home or otherwise added onto the mobile home space and shall exclude the foundation and skirting of the mobile home.
- 2.3 Applicant means the mobile home park owner, Mobile Home Owner or their designated agent when applicable.
- 2.4 Building/Development Permit shall mean a permit issued by the Town for an individual Mobile Home or addition to a Mobile Home, Accessory Building or any other structure within an area identified as a Mobile Home Park.
- 2.5 Council means the Town Council of the Town of Mulgrave.
- 2.6 Expansion of a mobile home park shall mean any increase in the number of mobile home spaces within a mobile home park.
- 2.7 Frontage means the frontage of a mobile home space which is the width of the mobile home space measured at the minimum setback from the street.
- 2.8 Inspector means the Building Inspector/Development Officer of the Town of Mulgrave.
- 2.9 License means a mobile home park license issued by the Town pursuant to this bylaw.

- 2.10 Mobile home means a prefabricated single unit dwelling designed for transport to a building site after fabrication which is to be substantially complete and ready for occupancy. This shall include all prefabricated Mobile Homes and modular dwellings having any main walls with a width of less than eighteen (18) feet.
- 2.11 Mobile Home park means a parcel of land which has been zoned Residential M-3 and has been designed to accommodate five (5) or more Mobile Home Park spaces.
- 2.12 Mobile Home Space means a tract of land, within a mobile home park, designed for the accommodation of one mobile home.
- 2.13 Mobile Home Stand means the area within a mobile home space upon which the Mobile Home is intended to be directly situated.
- 2.14 Permit means a mobile home park permit issued pursuant to this Bylaw.
- 2.15 Roadway means a road or right-of-way which is not a public street.
- 2.16 Skirting means the enclosure around a mobile home that serves to screen and protect the crawl space underneath the mobile home.
- 2.17 Street means a street owned and controlled by the Town and will include a proposed street as shown on an approved or tentative plan of subdivision.
- 2.18 Structure means anything that is constructed with a Mobile Home Park for any use or occupancy.
- 2.19 Town means the Town of Mulgrave.
- 2.20 Town Engineer means the Engineer or Public Works Supervisor appointed by the Town.
- 2.21 CAO means the Chief Administrative Officer for the Town.

3. Administration and Permits

- 3.1 No person shall construct, alter or occupy a mobile home park in the Town without having first obtained a written permit from the Development Officer in accordance with the Town's.
- 3.2 The Development Officer shall issue a permit under this Part if the proposed mobile home park

complies with the provisions of this Bylaw and the Town's Land Use Bylaw.

3.3 A Building/Development Permit shall be required for each Mobile Home and additions there to in accordance with the Building By-Law for the Town of Mulgrave.

A) Addition to Mobile Homes in a Mobile Home Park shall not exceed one third (1/3) of the total square footage of the Mobile Home to which the addition is attached.

3.4 Every permit issued under this Bylaw shall expire or be subject to renewal in accordance with the Town's Building By-Law.

3.5 If the Development Officer refuses an application for a permit under this Part, he shall do so in writing, in accordance with the Town's Building By-Law.

3.6 The Development Officer may cancel a permit when:

A) the applicant or owner, as the case may be has not constructed or altered the mobile home park in accordance with the permit and approved plans;

B) notice of any alleged violation has been given to the applicant or owner 30 days prior to the cancellation;

C) at the date of the notice that any defects have not been corrected.

4.1 No person shall operate or maintain a mobile home park in the Town without first having obtained a license therefore from the CAO.

4.2 The CAO shall issue a license to operate and maintain a mobile home park when;

a) the applicant or owner of the park has obtained a permit for the mobile home park from the Development Officer;

b) the CAO has been advised by both the Development Officer and the Building Inspector that upon a full inspection of the mobile home park, it fulfills the requirements of this Bylaw and any and all Town By-Laws;

4.3 A license issued under the provisions of this Bylaw shall be effective from the date of issuance for a period of twelve (12) months or until revoked under the provisions of this Bylaw.

4.4 A license issued under the provisions of this Bylaw shall be issued or reissued if:

(A) the applicant pays to the CAO a license fee of ten dollars (\$10.00) per mobile home space.

(B) the CAO receives in writing, reports from the Development Officer and the Building Inspector that the mobile home park complies with the provisions of this Bylaw.

4.5 (A) The CAO shall revoke a license issued under the provisions of this Bylaw when it appears that the person to whom the license has been issued has violated a provision of this Bylaw relating to the operation of the park.

(B) Before revoking a license, the CAO shall give thirty (30) days notice to the license setting out the violations and giving the license an opportunity to remedy the violations.

(C) A license revoked under this Bylaw shall, upon application, be reinstated if the circumstances leading to the revocation have been remedied.

5. **Site Layout and Requirements**

5.1 Any person proposing a mobile home park development shall submit to the Development Officer a written application accompanied by:

(A) Written proof of ownership to the land upon which the applicant proposes to construct or alter the mobile home park, and if not the owner, a legal agreement (i.e. Lease) from the owner of the land to use it as a mobile home park.

(B) Four (4) complete sets of plans drawn to a suitable scale showing the location of the proposed mobile home park or an extension to an existing park, and these plans shall include the following information:

i) the area and dimensions of the parcel or parcels of land to be used for the park;

ii) the location, number, and size of all mobile home spaces;

iii) the location and width of internal streets and walkways within the park;

iv) the location of service building and any other proposed buildings;

v) the location, size and specifications of the proposed private water, sanitary sewer and storm sewer lines;

vi) the proposed location of each mobile home on each mobile home space;

- vii) the proposed location of all connections to existing public streets;
- viii) the location of all existing or proposed right-of-ways or easements;
- ix) the proposed location of any watercourse, swamp, prominent rock formation, wooded area, area subject to flooding any other prominent natural feature which might affect the number of mobile home spaces, and the provision or layout of sanitary sewage system.

5.2 No person shall construct a mobile home park unless the following requirements are adhered to:

- a) Minimum Space Area 4,000 sq. ft.
- b) Minimum Space Frontage 40 ft.
- c) Minimum front Yard 15 ft.
- d) Minimum Side Yard 10 ft.
- e) Minimum Rear Yard 15 ft.

f) Mobile home stands (within each space) shall be of such elevations to ensure that displacement and removal of a mobile home can be accommodated without infringement on another space or property; or allow the undercarriage of the mobile home to make contact with the actual ground.

g) Mobile home stands shall be paved or graveled.

h) The limits of each mobile home space shall be permanently marked on the ground by flush stakes, markers, or other suitable means.

5.3 Off-Street parking shall be provided at the rate of at least one space per mobile home space.

5.4 A mobile home park shall be located on a property drained site that is above any high water line, and is at all times free of stagnant water pools.

5.5 All areas within a mobile home park where the natural vegetation has been removed with the exception of waterways, streets, mobile home stands and parking areas shall be landscaped with grass or other suitable ground cover or plantings.

5.6 No permit shall be granted for the construction of a mobile home park unless:

- i) Internal streets have a right-of-way of at least fifty (50) feet in width, the traveled surface of which is at least twenty-four (24) feet in width. When designed for one-way traffic the surface shall be at least eighteen (18) feet in width.

ii) Cul de sacs shall have a turning circle at the dead-end that would comply with department of Transportation standards.

iii) Street intersections shall generally be at right angles. Offsets at intersections and intersections of more than two streets shall not be permitted.

v) The overall street and right-of-way system of the mobile home park shall be designed so as to ensure smooth and orderly flow of traffic throughout the system, suitable water drainage, and ease of movement of mobile homes.

5.7 Park streets shall be provided with street lighting equipment in accordance with accepted engineering practice.

5.8 Street illumination shall be provided from one half (1/2) hour after sunset to one half (1/2) hour before sunrise.

5.9 The mobile home park shall be connected to the Town's central sewer collection and water distribution systems. Each connection to the Town's systems shall be supervised and approved by the Town's Public Works Supervisor.

5.10 Each mobile home space within a mobile home park shall be connected to a central sewer collection and water distribution systems.

5.11 The central sewer collection and water distribution systems within the mobile home park shall be maintained by the mobile home park owner in accordance with sound engineering practice unless the street water and sewer systems have been transferred to the Town.

5.12 (1) The owner or operator of a mobile home park shall provide for each mobile home space an electrical connection supplying at least two hundred and eight (208) volts and a minimum of one hundred (100) amperes.

(2) Each electrical connection shall be installed in accordance with the requirements of the Nova Scotia Power Incorporation.

5.13 A minimum of five (5) percent of the useable site area of the proposed mobile home park shall be provided exclusively for parks, playgrounds, and public open space uses.

5.14 Provision shall be made by the mobile home park operator for the provision of storage facilities for tenants' personal belongings that are not easily stored within a mobile home. Such facilities shall be either centrally located or located on the mobile home space.

- 5.15 The owner or operator of a mobile home park shall provide for the removal of snow and ice from the streets within the mobile home park unless the streets have been transferred to the Town.
- 5.16 The owner or operator of a mobile home park shall provide adequate watertight, pest proof facilities for storage and disposal of garbage and refuse and cause all garbage and refuse and cause all garbage and refuse to be removed from the mobile home park at least once a week.

6. Signs

- 6.1 In the event there is a conflict between the sign provisions of this Bylaw and those of the Land Use Bylaw, the provisions as contained herein will prevail.
- 6.2 Information signs including street name signs shall be provided as required.
- 6.3 No advertising sign or other device shall be allowed except as follows:
- i) The sign shall advertise only the mobile home park;
 - ii) Not more than one sign shall be permitted;
 - iii) The surface area of the sign shall not exceed fifty (50) square feet;
 - iv) Flashing signs or signs with moving parts shall not be permitted;
 - v) The sign, or its illuminator shall not cast a reflection upon any mobile home; and conversely, no sign shall cast a shadow on any mobile home;
 - vi) The sign or its illuminator shall not, by reason of its shape, size, location, or colour interfere with the safe flow of traffic;
 - vii) Ground signs shall have a minimum setback of five (5) feet from the right-of-way of any road or street within the mobile home park;
 - viii) No sign shall have a height in excess of forty (40) feet;
 - ix) The owner of a sign shall maintain in good condition.

7. Penalties

7.1 Any person who violates any provision or requirement of this Bylaw is guilty of an offense and liable on summary conviction to a minimum fine of one hundred (\$100) dollars and a maximum fine of one thousand (\$1,000) dollars and, in default of payment of such a fine, to a term of imprisonment not exceeding sixty (60) days.

8. Conflict With Building Bylaw

8.1 Where there is a conflict between any provision of the Bylaw and a provision of the Town's Building Bylaw the provision in the Building Bylaw shall prevail.

8.2 This Bylaw shall not be deemed to affect the obligation to obtain any permit under the provisions of both the Town's Building Bylaw and Land Use Bylaw.

9. Application of Bylaw

9.1 The provisions of this Bylaw with respect to design, size, lot sizes, water and sewer services and road widths shall not apply to a mobile home or a mobile home park in existence or for which a development permit is in effect.

10. Appeal

10.1 An appeal shall be to the Council by a person aggrieved by:

(A) Any refusal of a permit made by the Development Officer;

(B) Any refusal of a license made by the CAO.

10.2 Written notice of an appeal under the provisions of Section 10.1 shall be filed with the CAO within fourteen (14) days from the revocation or the written statement of the CAO that a license is refused.

10.3 Council shall make its decision in accordance with the provisions of this Bylaw.

10.4 The appellant shall be entitled to a full public hearing of the matter by Council.

This is to certify that the Bylaw of which the forgoing is a true copy, was duly passed at a duly called meeting of the Town Council of the Town of Mulgrave, held on the _____ day

of _____, A.D. 2001.

Given under the hand of the CAO and under the corporate seal of the said town, this
_____ day of _____, A.D. 2001.

Chief Administrative Officer

+