

## BYLAW NO. 6

### A BYLAW REGULATING AND LICENSING MOBILE HOMES and MOBILE HOME PARKS

**BE IT ENACTED** by the Council of the Region of Queens Municipality, under the authority of the *Queens Regional Municipality Act*, S.N.S. 1995, Chapter 9, as follows:

1. This Bylaw shall be known as Bylaw Number 6 and may be cited as "The Mobile Homes Bylaw".

#### DEFINITIONS

2. Words in this bylaw shall take their meanings from their context and from dictionaries of the Canadian language, except as follows:

**"locate"** when used in reference to a mobile home - means to place, park, or install and includes to relocate within or into the Region;

**"mobile home"** shall have the meaning assigned to that phrase in the Regulations pursuant to the *Building Code Act*, Chapter 46, R.S.N.S. 1989 - including the adoption of the definition of "dwelling unit" from the 1995 National Building Code;

**"mobile home park"** means any site, lot, field or tract of land upon which two or more occupied mobile homes are located for a period of thirty days or more, either free of charge or for revenue purposes, and 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 for the location of one mobile home;

**“Region”** means the Region of Queens Municipality.

### **PROHIBITIONS**

3. No person shall locate a mobile home within the Region unless a valid Mobile Home License has been obtained for such mobile home.
4. No person shall locate a mobile home except on a mobile home space or on a separate lot of land which contains no other dwelling as defined in the National Building Code and which has:
  - (a) a minimum area of 15,000 square feet; and
  - (b) a minimum of 100 feet frontage on a public or private road; and
  - (c) a minimum separation of 25 feet from the mobile home to any adjacent property boundary line.

### **EXCEPTIONS**

5. This bylaw shall not apply to:
  - a) a mobile home parked in the yard of any residential premises for a period not exceeding three weeks at any one time;
  - b) a mobile home parked in the yard of the residential premises of the owner thereof; if in either case it is not, while so parked, used for living or eating purpose or for the carrying on of any business.

6. This bylaw shall also not apply to mobile homes which are on display, not occupied and are being offered for sale while located on a property which can be legally used for commercial activity - so long as they are not being used for any other commercial purpose.

### **MOBILE HOME LICENSE**

7. Every application for a Mobile Home License under this by-law shall be made in writing on a form provided therefore by the Clerk and signed by the person applying therefore.
8. The Bylaw Enforcement Officer shall issue a Mobile Home License on receipt of the following:
  - (a) a properly completed application form containing:
    - i) the full name and address of applicant;
    - ii) a description of the mobile home including name of maker and the length of the mobile home in feet;
    - iii) the name and address of the owner of the property where the mobile home is or is to be located;
    - iv) the date it is intended that the mobile home be located on the said property or the date the mobile home was located on the said and an estimate of the length of time it will remain there.
  - (b) satisfactory evidence that the applicant has suitable sewage disposal for the mobile home sought to be licensed herein;

- (c) the required license fee;
  - (d) a plot plan of the Park or lot showing the location of the mobile home or homes and the location of any sewage or water supply.
  - (e) permits are received pertaining to all other regulations that are applicable.
9. The fee for a Mobile Home License shall be thirty dollars (\$30.00).
  10. A Mobile Home License shall be valid until the date of expiry as shown on such License, unless sooner revoked or suspended by the Bylaw Enforcement Officer on the direction of the Department of Environment (DOE) for violation of the Environment Act, S.N.S. 1995, the Health Act, Chapter 195, R.S.N.S. 1989, or regulations made pursuant to either of those statutes.
  11. A replacement for a lost Mobile Home License shall be issued upon payment of a fee of eight dollars (\$8.00).

#### **MOBILE HOME PARKS**

12. No person shall maintain or operate within the limits of the Region any mobile home park unless such person shall have first obtained a license therefore.
13. All current and valid Mobile Home Park Licenses issued by the former Town of Liverpool or the former Municipality of Queens shall continue to be valid until their respective dates of expiry at which time they shall be renewed pursuant to this by-law.
14. The Bylaw Enforcement Officer shall issue a Mobile Home Park License upon payment of the applicable fee and on receipt of a completed application form

containing:

- (a) the name and address of the applicant;
  - (b) the location and legal description of the mobile home park;
  - (c) duplicate copies of a complete layout plan of the park including the location of, and indicating the means of, disposal of grey water and sewage;
  - (d) duplicate copies of plans and specifications of all buildings and other improvements constructed or to be constructed within the mobile home park;
  - (e) such further information as may be requested by the Bylaw Enforcement Office to enable the Region to determine if the proposed park will comply with the requirements of this bylaw.
15. The Mobile Home Park License fees shall be one hundred dollars (\$100.00).
  16. A Mobile Home Park License shall be valid to the 31st of December following the date of issue.
  17. A Mobile Home Park License shall be renewed upon payment of the fee and prove that all requirements of this bylaw continue to be met.
  18. Any refusal of a Mobile Home Park License shall be in writing, including the reason or reasons for refusal.

#### **PENALTIES**

19. Any person found to be in violation of this bylaw shall be liable, upon conviction, to a fine of not less than One Hundred Dollars (\$100.00) and not more than One Thousand Dollars (\$1,000.00) and, in default of payment, to a term of imprisonment

not to exceed Sixty (60) days.

**REPEAL**

20. All Mobile Home or Mobile Home Park Bylaws, including all amendments thereto, adopted by the former Town of Liverpool or the former Municipality of Queens are hereby repealed.

**THIS IS TO CERTIFY THAT** this Bylaw was passed by the Council of the Region of Queens Municipality at a duly constituted meeting of said Council held the 20th day of October, 1997.

**SIGNED by the Mayor and Regional Clerk** this 20<sup>th</sup> day of October, 1997.

C. L. A. Cooke  
MAYOR

Chris McNeill  
REGIONAL CLERK

First Reading	<u>September 15, 1997</u>
Second Reading	<u>October 20, 1997</u>
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Date of Publication	<u>October 8, 1997</u>
Newspaper	<u>December 10, 1997</u>
Filed / Approved	<u>December 1, 1997</u>

Department of Housing and Municipal Affairs

THIS IS TO CERTIFY THAT the Bylaw of which the foregoing is a true copy was passed by the Council of the Region of Queens Municipality at a meeting duly held the 20th day of October, 1997.

SIGNED by the Mayor and Regional Clerk this 20<sup>th</sup> day of October, 1997.

C. L. A. Coakle  
MAYOR

Chris McNeill  
REGIONAL CLERK

Date of First Reading:	September 15, 1997
Date of Second Reading:	October 20, 1997
Date of Third Reading:	October 20, 1997
Approved by Council:	October 20, 1997

DEPARTMENT OF HOUSING  
& MUNICIPAL AFFAIRS

Recommended for  
approval of the Minister

Cathleen Grady  
Department Solicitor

APPROVED this 1<sup>st</sup> day  
of December 1997.

[Signature]  
Minister of Housing & Municipal Affairs