

Mobile Home Parks By-Law

Short Title

1. This By-Law shall be known and may be cited as the Municipality of the County of Pictou Mobile Home Parks By-Law.

2. In this By-Law:

- (a) "development officer" means the development officer of the Municipality.
- (b) "mobile home" means any vehicle or similar portable structure and extension thereof, having no Integral foundation other than wheels, jacks, or skirting, so designed or constructed as to permit occupancy for year round dwelling purposes, and having a flush toilet and a bath or shower.
- (c) "dependent mobile home" means a mobile home which does not contain a flush toilet and a bath or shower.
- (d) "mobile home park" means any plot of ground upon which two or more mobile homes, occupied for dwelling or sleeping purposes, are located for a period exceeding three weeks, except for tourist purposes.
- (e) "mobile home space" means a tract of land, within a mobile home park, designated for the accommodation of one mobile home.
- (f) "mobile home stand" means the area within a mobile home space upon which the unit is intended to be directly situated.
- (g) "sides of the mobile home" means the longer sides of the mobile home.
- (h) "convenience commercial" means retail commercial facilities providing daily household use items and services and which do not require a population greater than that of the park to support it.
- (i) "habitable room" means any room or space intended primarily for human occupancy, excluding bathrooms, hallways, closets, and entrance ways.
- (j) "P-Loop" means a loop street from a single access point. (j) "cul-de-sac" means a dead end street with a turning circle at the dead end.
- (k) "class I roadways" means vehicular routes carrying heavy volumes of traffic moving at high speeds under free flowing condition.
- (l) "class II major roadways" means vehicular routes carrying large volumes of all types of traffic with speeds generally in excess of 30 miles per hour.
- (m) "class III major collector roadways" means roads intended as major arteries and inter-neighborhood collectors.
- (n) "class IV local collector roadways" means roads intended to collect traffic from residential streets in one neighborhood.
- (o) "class V local residential roadways" means roads intended solely for residential use and from which through traffic is discouraged.

Requirement for Permit

3. No person shall construct or alter a mobile home park unless he holds a permit therefore issued by the development officer.

Development Officer's Restriction

4. The development officer shall not issue a permit to construct or alter a mobile home park unless the application is in accordance with this By-Law.

Sketch Permitted for Initial Discussions with Development Officer

5. For purposes of initial discussions with the development officer the applicant may submit a sketch of the proposed mobile home park. The sketch shall be sufficiently developed to show the layout and principles of development of the mobile home park.

Sketch not an Application
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6. The sketch shall not be considered an application for tentative approval or a permit.

7. An application for tentative approval of a mobile home park shall be submitted to the Development Officer and shall contain the following:

- (a) A request in writing by the applicant for tentative approval of the proposed mobile home park.
- (b) Five copies of the plan of the proposed mobile home park at a scale of not less than 1" = 50' showing:
 - (i) North point, designated true or magnetic, scale and date.
 - (ii) Name and address of the applicant.
 - (iii) Name and address of the owners of the lands if different.
 - (iv) name of the proposed mobile home park.
 - (v) area and dimensions of the mobile home park. This need not be based on survey In the field.
 - (vi) number, location, area and size of all mobile home spaces.
 - (vii) location, gradient and width of all streets.
 - (viii) all existing rights-of-way and easements.
 - (ix) contours of the lands involved at an interval not greater than five feet.
 - (x) all connections to existing public highways.
 - (xi) location and use of all proposed and existing buildings on the lands.
 - (xii) location and use of all buildings on adjoining properties within fifty feet of the boundaries of the proposed mobile home park.
 - (xiii) location and description of all services which may be required by this or any other By-Law or any statute.
 - (xiv) plans and specifications of all proposed buildings and improvements with in the mobile home park.
 - (xv) location and description of parks, playgrounds and public open spaces in accordance with this By-Law.

8. The development officer shall not grant tentative approval of a mobile home park containing fewer than 25 spaces.

9. An application for a permit to construct or alter a mobile home park shall be submitted to the development officer and shall contain the following:

- (a) a statement by the applicant that he is the owner of the lands for which tentative approval was granted or that he is the lessee of the said lands under a valid lease which has at least five years to run before the expiry date.
- (b) a request, in writing, by the owner or lessee of the lands involved, for a permit.
- (c) five copies of the proposed mobile home park at a scale of not less than 1" equals 50' showing:
 - (i) north point designated true or magnetic, scale and date.
 - (ii) name and address of applicant.
 - (iii) name of the proposed mobile home park.
 - (iv) area and dimensions of the mobile home park with accurate distances and bearings as determined by survey in the field.
 - (v) the names of the owners of all parcels abutting the proposed mobile home park.
 - (vi) number, location, area and size of all mobile home spaces as determined by survey In the field.
 - (vii) location, gradient and width of all streets as determined by survey in the field.
 - (viii) all existing rights-of-way and easements.
 - (ix) contours of the lands involved at an interval of not greater than five feet.
 - (x) all connections to existing public highways.
 - (xi) location and use of all proposed and existing buildings on the lands.

- (xii) location and use of all buildings on adjoining properties with in fifty feet of the boundaries of the proposed mobile home park.
- (xiii) location and description of all services which may be required by this or any other By-Law or any Act of the legislature.
- (xiv) plans and specifications of all proposed buildings and improvements within the mobile home park.
- (xv) location and description of parks, playgrounds and public open spaces in accordance with section 43 of this By-Law and as determined by survey in the field.

Minimum number of Spaces Required for Initial Permit 10. The development officer shall not issue a permit to construct a mobile home park of fewer than ten mobile home spaces in the first instance after tentative approval has been granted.

Minimum Number of Spaces Required for Subsequent permits 11. The development officer shall grant a permit to construct one or more mobile home spaces, which meet the requirements of this By-Law subsequent to granting the initial permit.

Requirement for License 12. No person shall maintain or operate a mobile home park without first having obtained a license therefore from the development officer.

Development Officers Restrictions on issuing a License 13. The development officer shall not issue or renew a license to maintain or operate a mobile home park unless:

- (a) the applicant has obtained a permit therefore from the development officer.
- (b) the building inspector of the Municipality has advised the development officer that he is of the opinion that the mobile home park fulfills the requirements of this By-Law.
- (c) the applicant pays the required annual license fee or renewal fee, such fee to be calculated at the rate of TWO DOLLARS per mobile home space in the mobile home park.

Effective date 14. 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 of the same year, or until earlier revoked under the provisions of this By-Law.

Revocation of License 15. The development officer may revoke a license issued under the provisions of the By-Law when it appears to him that the licensee has violated a provision of this By-Law. The license shall, upon application, be re-instated if the violation has been remedied and the mobile home park meets the requirements of this By-Law.

Dependent units not allowed 16. Dependent mobile homes shall not be allowed in mobile home parks.

Site Requirements 17. No person shall own or operate a mobile home park unless:

- (a) each mobile home space is at least 3,600 square feet in area.
- (b) the distance from any street right-of-way to all mobile homes or extensions thereof is at least twenty feet measured at right angles to the right-of-way.
- (c) all mobile homes or extensions thereof are separated by at least twenty feet.
- (d) each mobile home is situated on the mobile home space such that from one or more main windows located on the sides of the mobile home there shall be at least forty feet of vision unobstructed from another mobile home or other building.
- (e) each mobile home space is at least twenty five feet wide in its least dimension.

Permitted Uses	<p>18. The following land and building uses and none other shall be permitted within a mobile home park:</p> <ul style="list-style-type: none"> (a) residential (b) ancillary service uses including laundry and personal goods storage. (c) recreational, playground and public open space. (d) convenience commercial. (e) mobile home park office. (f) maintenance equipment storage for that used in the mobile home park.
Access to Space	<p>19. Mobile home stands shall be of such elevation, distance and angle in relation to access streets and the mobile home space that placement and removal of a mobile home can be accomplished without infringement on other property, or another mobile home space, or allowing the under-carriage of the mobile home to make contact with the ground. Planks or steel mats shall be made available by the park operator and shall be used during placement or removal of a mobile home except on paved or graveled access ways</p>
Stands to be Paved or Graveled	<p>20. Mobile home stands shall be graveled or paved.</p>
Marking of Spaces	<p>21. The limits of each mobile home space shall be permanently marked on the ground by flush stakes, markers or other suitable means.</p>
Parking	<p>22. Off street parking shall be provided at the rate of at least one standard space per mobile home space.</p>
Site Characteristics	<p>23. A mobile home park shall be located on a properly drained site that is above any high water line, is at all times free of stagnant water pools, is graded for rapid drainage and shall not be located so that its drainage will endanger any water supply or contaminate any watercourse or water body.</p>
Signs	<p>24. Information signs including street name signs shall be provided as required.</p>
Signs	<p>25. No advertising sign or other device shall be allowed except as follows:</p> <ul style="list-style-type: none"> (a) the sign shall advertise only the mobile home park. (b) not more than one sign shall be permitted. (c) the surface area of the sign shall not exceed sixty square feet. (d) flashing signs shall not be permitted. (e) the sign, or Its Illuminator shall not cast a reflection upon any mobile home. (f) the sign or its Illuminator shall not, by reason of its location, shape, or color, interfere with traffic or be confused with or obstruct the view or effectiveness of any official traffic sign, signal or marking. (g) ground signs or billboards shall have a building line of forty feet. (h) no sign shall be located so as to cast a shadow on any mobile home space during the period between one hour after sunrise and one hour after sunset. (i) wall, pole and projecting signs shall be erected at a height not less than ten feet nor more than thirty feet above ground. (j) the owner of a sign shall maintain it in good condition. (k) when a sign is not maintained in good condition the owner of the sign shall carry out the maintenance or remove it within ten days of a written request to do so from the development officer or municipal clerk.
Architectural Design	<p>26. The design and exterior decoration of all permanent buildings and structures shall be appropriate to the surrounding landscape and to the residential nature of the mobile home park.</p>

Landscaping	27. All areas in a mobile home park with the exceptions of water ways, road ways, walkways, mobile home stands and parking areas shall be grassed and suitably landscaped with trees and shrubs.
Standard of Construction of Streets	28. All roadways shall be adapted to the topography and shall have suitable alignment and gradient for safety of traffic and movement of mobile homes, suitable surface and ground water drainage, constructed and maintained in accordance with accepted engineering practice.
Private Open Space	29. Outdoor living and service space, not less than 300 square feet in area with a least dimension of 15 feet, and walled, fenced, or planted as necessary to achieve reasonable privacy shall be provided within each mobile home space.
Maintenance by Owner	30. The mobile home park owner shall be responsible for maintaining the mobile home park, keeping its facilities and equipment in good repair and in a clean sanitary condition.
Garbage	31. The owner of a mobile home park shall provide for the storage of garbage and other refuse in covered, water tight receptacles and for its disposal.
Snow Removal	32. The owner of a mobile home park shall provide for the removal of snow from the roadways within the mobile home park.
Access to External Streets	33. No mobile home space shall be accessible directly to any street external to the park.
Roadways	34. Mobile home park roadways shall intersect existing highways at right angles.
Cul de Sacs	35. Cul-de-sacs shall have a turning circle at the dead end of at least fifty five feet radius and a length not exceeding 350 feet except that the length may be increased to 750 feet provided there is a 10 foot minimum graded and paved or graveled emergency access located at or near the head of the cul-de-sac and connecting to a roadway or public street or highway.
P-Loop Roadways	36. P-Loop roadways shall have an entrance leg not exceeding 750 feet in length and a graded and paved or graveled emergency access not less than 10 feet wide connecting to a roadway or a public street or highway.
Street Classification	37. Class 1 Expressways and Class 11 Major Highways shall not be permitted within a mobile home park.
Width of Major Collector Roadways	38. Class 111 Major Collector Roadways shall have a minimum right-of-way of 66 feet except that this shall be increased to meet the current requirements of the Department of Highways.
Width of Local Collector Roadways and Local Residential Roadways	39. Class IV Local Collector Roadways and Class V Residential Roadways shall have a minimum right-or-way of fifty feet.
Streets and Sidewalks	40. All mobile home spaces and other facilities within a mobile home park shall be served by a roadway and a pedestrian walkway.
Intersections	41. Roadway intersections within the park shall generally be at right angles. Offsets at intersections of more than two streets shall not be permitted.
Street Grading and Finish	42. Roadways shall be graded to their full width and be gravelled or paved.
Sidewalks	43. Sidewalks or pedestrian walkways shall beat least four feet in width and shall be graded and graveled or paved.

Length of Blocks	44. Blocks shall not be longer than 1,600 feet. Blocks longer than 1,200 feet shall have a graded, paved or graveled public pedestrian right-of-way between parallel streets not less than ten feet wide and located near the center of the block.
Mobile Home Space Walkway	45. Mobile home stands shall be connected to the roadway or parking space by a private, graded, stepped, paved or graveled walkway.
Connection of Stand to Services	46. Mobile home stands shall be connected to the sewer and water system referred to in Section 51, and maintained according to accepted engineering
Street Lighting	47. Park roads shall be provided with street lighting equipment in accordance with accepted engineering practice.
Street Lighting Hours	48. Street illumination shall be provided from 1/2 hour after sunset to 1/2 hour before sunrise.
Municipal sewer and Water Services	49. A mobile home park shall be connected to the municipality's central storm sewer, sanitary <i>sewer</i> and water distribution systems where these are available. Where these are not available the mobile home park shall be connected to private <i>storm</i> water, sanitary sewage disposal and water distribution systems approved by the Department of Public Health and the Nova Scotia Water Resources Commission.
Responsibilities for Provisions of services	50. Private roadways, storm sewer system, sanitary sewer system and water supply and distribution systems shall be provided by the owner and maintained, according to accepted engineering practice, by the owner.
Requirement for Municipal Services	51. Council may, at its discretion, require that a legally enforceable and binding agreement satisfactory to the council and guaranteeing that the owner will provide and maintain the roadways, storm sewer system, sanitary sewer system, water supply and distribution system, street lighting, or any of them be entered into by the owner of the mobile home park.
Recreation Areas	52. Not less than twelve percent of the site area in the tentative plan shall be developed exclusively for usable parks, playgrounds and public open space uses.
Usability of Parks, etc.	53. The land developed for parks, playgrounds and public open spaces shall be located, be developed and be of sufficient area and dimensions to be usable for its intended purpose.
Storage Lockers	54. Provision shall be made for private 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.
Skirting	55. Each mobile home shall, within 60 days of its being placed on a mobile home stand have appropriate painted skirts, or other screening installed on all four sides.
Maintenance by Lessee	56. All mobile homes shall be maintained in good repair and clean, sanitary condition by the owner of the mobile home.
Storing of Wheels	57. Mobile home wheels, once removed must either be stored in a safe, sheltered convenient place provided within the mobile home park or stored under the mobile home in such a manner that they are not visible.
Penalties	58. Any person convicted of violating any of the provisions of this By-Law shall be liable to a fine not exceeding \$100.00 or in default, to imprisonment for a term not exceeding fifty days.