

BY-LAW 23

MOBILE HOME PARK BY-LAW

PART I

TITLE:

This By-Law shall be known and may be cited as the Mobile Home Park By-Law of the Municipality of the County of Richmond.

PART II

DEFINITIONS:

1. In this By-Law:

- (a) "Dependent Mobile Home" means a mobile home which does not have a flush toilet and a bath or shower.
- (b) "Depth" means the horizontal distance between the front and rear boundary lines of a mobile home space measured along the shorter of the side boundary lines.
- (c) "Development Officer" means the Development Officer of the Municipality of the County of Richmond.
- (d) "License" means a license issued annually by the Municipal Clerk which allows the operation of a mobile home park.
- (e) "Mobile Home" means a transportable, manufactured single family dwelling which may be supported on wheels, posts or piers, or a permanent foundation, and which has a flush toilet, bath or shower, and which is designed to be transported to a lot or mobile home space.
- (f) "Mobile Home Park" means any lot, under single ownership, upon which two or more mobile homes are located for dwelling purposes.
- (g) "Mobile Home Space" means any plot of ground within a mobile home park, designated for the accommodation of one mobile home.
- (h) "Mobile Home Stand" means the area within a mobile home space upon which a mobile home is or will be situated.
- (i) "Municipality" means the Municipality of the County of Richmond.

- (j) "Municipal Board of Health" means the Board of Health of the Municipality of the County of Richmond.
- (k) "Municipal Clerk" means the Clerk Treasurer of the Municipality of the County of Richmond.
- (l) "Owner" means the owner or operator of a mobile home park.
- (m) "Permit" means a permit granted by the Development Officer for the construction, addition or alteration of a mobile home park, including the facilities and any structures, aside from mobile homes, therein.
- (n) "Personal Service Uses" means a part of a mobile home in which persons are employed in furnishing services and otherwise administering to the individual needs of persons and may include, but not be limited to, such establishments as barber shops, beauty parlours and hairdressing shops but shall exclude any manufacturing or fabrication of goods for sale.

PART III

PERMITS AND LICENSES

1. Requirement for Permit:

No person shall construct or alter a mobile home park without obtaining a permit issued by the Development Officer.

2. Application for Permit:

An application for a permit to construct or alter a mobile home park shall be submitted to the Development Officer and shall include:

- (a) A request in writing of the owner of the mobile home park for a permit;
- (b) Proof given by the applicant that he is the owner of the mobile home park, or the land where the proposed park is to be situated or that he is the lessee of the said lands under a valid lease;
- (c) Six (6) copies of a plan of the existing or proposed mobile home park.

3. Contents of Plan:

The plan of the existing or proposed mobile home park shall be at a scale of not less than one (1) inch = fifty (50) feet. Mobile Home parks containing twenty (20) or more mobile home spaces may be shown on a plan submitted at a scale of not less than one (1) inch = one hundred (100) feet. The plan shall include the following information:

- (a) Name and address of applicant;
- (b) Name of mobile home park;
- (c) Name and address of surveyor or engineer;
- (d) North point, scale and date;
- (e) Area and dimensions of the mobile home park, with accurate distances and bearings as determined by survey;
- (f) Names of the owners and existing uses of all adjoining properties;
- (g) Location and use of all buildings on adjoining properties which buildings are within fifty (50) feet of the boundaries of the existing or proposed mobile home park;
- (h) Location and use of all existing and proposed buildings on the lands;
- (i) Number, location, dimensions and area of all mobile home spaces as determined by survey, including all setback lines and the location of all mobile home stands and parking spaces;
- (j) Location of all existing right-of-ways and easements;
- (k) Location of all proposed streets, right-of-ways and easements, including all connections to existing public highways;
- (l) Contours of the ground at intervals of not greater than five (5) feet;
- (m) Location and description of all services which may be required by other provisions of this By-Law or any law or regulation of the Province of Nova Scotia;
- (n) Location and area of open space to be reserved for common recreational use;
- (o) Key map at a scale of not less than 1:50,000 showing the general location of the existing or proposed mobile home park;
- (p) Any other information which the Development Officer deems necessary to judge whether the plan satisfies the requirements of this By-Law.

4. Duration of Permit:

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

5. Refusal of Permit:

The Development Officer shall refuse to issue a permit if the proposed mobile home park fails to comply with the provisions of this By-Law.

6. Requirement for License:

No person shall maintain or operate a mobile home park without obtaining a license issued the the Municipal Clerk.

7. Licensing Restrictions:

The Municipal Clerk shall not issue a license for a mobile home park unless:

- (a) Where construction or alteration is proposed, the applicant has obtained a permit from the Development Officer;
- (b) The Development Officer has certified in writing to the Municipal Clerk that the mobile home park fulfills the requirements of this By-Law or was a park developed prior to the coming into effect of this By-Law;
- (c) The owner had made application on the license application form as shown in Schedule "A" of this By-Law and has paid the license or renewal fee of two (\$2.00) dollars per mobile home space.

8. Effective Date and Duration of License:

A license to maintain or operate a mobile home park 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, and shall be renewed before the first day of January of the following year.

9. Revocation of License:

The Municipal Clerk shall revoke any license issued under this By-Law when the licensee has been convicted of violating any provisions of this By-Law. After such revocation, the Clerk may re-issue the license if the circumstances leading to the conviction have been remedied.

10. Display of License:

When a license to operate a mobile home park has been issued under this By-Law, the license shall be available for inspection within the mobile home park.

PART IV

USES

1. Permitted Uses:

The following land and building uses shall be permitted within a Mobile Home Park:

- (a) Mobile Homes;
- (b) Related service uses including laundry and personal goods storage;
- (c) Recreational, playground, and public open space;
- (d) Mobile Home Park office;
- (e) Maintenance equipment storage buildings;
- (f) Personal service uses in mobile homes.

2. Prohibited Uses:

The following land and buildings shall be prohibited within a Mobile Home Park:

- (a) Dependent mobile homes;
- (b) Sales or display of mobile homes, other than the sales of individual mobile homes owned by tenants, whether within or at the entrance to the mobile home park;
- (c) Retail commercial uses

PART V

SPECIFICATIONS FOR MOBILE HOME SPACES AND STANDS

1. No permit shall be granted for a mobile home park unless:

- (a) Each mobile home spaces has an area of at least five thousand five hundred (5,500) square feet, and is at least fifty (50) feet wide at its narrowest dimension, and is at least one hundred and ten (110) feet in depth;
- (b) Each mobile home space abuts an internal street;
- (c) A mobile home stand is provided on each mobile home space which is capable of supporting the maximum anticipated load during all seasons without allowing settling or movement; this stand shall be either a reinforced concrete slab, foundation, or a sufficient number of tapered supports which extend below the frost line, and shall include appropriately located anchor points;

- (d) Mobile home stands are located such that all mobile homes, or any other building constructed, shall have a minimum setback of twenty (20) feet from the right-of-way limits of any internal street;
- (e) Mobile home stands are located so that there will be at least twenty (20) feet between mobile homes;
- (f) Each mobile home space is clearly marked on the ground by permanent markers.

PART VI

SPECIFICATIONS FOR STREETS

1. No permit shall be granted for a mobile home park unless:

- (a) The mobile home park has access to a public street or highway by directly abutting thereon or by means of a private road having a right-of-way of at least sixty six (66) feet in width;
- (b) The intersection of any access road with a public street or highway has the written approval of the Department of Highways;
- (c) Internal streets have a right-of-way of at least fifty (50) feet in width, the travelled surface of which is at least twenty four (24) feet in width, when internal streets are designed for one-way traffic, the right-of-way shall be at least twenty eight (28) feet and the travelled surface at least eighteen (18) feet in width;
- (d) All streets and roads are constructed in accordance with the specifications given in Division 2, Sections 2, 3, 4b, c, d, e, 5, 6, 7, and 8 of the Nova Scotia Department of Highways "Specifications for Subdivision Roads in Urban and Rural Areas", which are attached as Appendix "A".

2. Cul-de-Sacs:

Where an internal street terminates in a cul-de-sac, the maximum length to the beginning of the turning circle shall be three hundred and fifty (350) feet; the radius of the turning circle shall be at least sixty one (61) feet.

3. P Loop Streets:

P loop streets shall have an entrance leg not exceeding seven hundred and fifty (750) feet in length and a graded and paved or gravelled emergency access not less than ten (10) feet wide connecting to another street or a public street or highway.

4. Intersections:

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

5. Street Design:

The overall street and right-of-way system of the mobile home park shall be designed so as to ensure smooth and orderly traffic flow throughout the system.

6. Length of Blocks:

Blocks within a mobile home park shall be not longer than twelve hundred (1,200) feet. Blocks longer than eight hundred (800) feet shall have a graded, paved or gravelled pedestrian right-of-way between parallel streets not less than ten (10) feet in width and located near the centre of the block.

7. Walkways:

Mobile home stand shall be connected to the roadway or parking space by a graded, stepped, paved or gravelled walkway.

8. Maintenance, Snow Clearing and Street Lighting

All streets, roads and pedestrian rights-of-way in a mobile home park shall:

- (a) be maintained in good condition by the owner of the mobile home park;
- (b) be cleared, by the owner of the mobile home park, of ice and snow as soon as possible after each snow storm or accumulation of ice;
- (c) be illuminated from one half (1/2) hour after sunset to one half (1/2) hour before sunrise by street lighting equipment sufficient to permit the safe movement of vehicles and pedestrians at night.

PART VII

PARKING

No permit shall be granted for a mobile home park unless:

- (a) A minimum of one paved or gravelled off street parking space is provided for each mobile home space; this parking space shall be located at or behind the set-back line described in Part 5, 1(d);
- (b) A minimum of one visitor parking space is provided for every four (4) mobile home spaces; visitor parking spaces may be located on street or in common parking clusters located within two hundred (200) feet of the mobile home spaces to be served.

PART VIII

SERVICES

1. No permit shall be granted for a mobile home park unless:
 - (a) Each mobile home space is connected to a public sewer and water system, or a central private sewage disposal and water supply system designed by a registered Nova Scotia Engineer and maintained by the owner of the mobile home park;
 - (b) The central private sewage disposal and water supply system has the joint approval of the Department of the Environment and the Department of Public Health;
 - (c) On-site sewage disposal systems for each mobile home space have satisfied the regulations of the Department of Public Health and have been approved by the Municipal Board of Health.

2. Sewer and water connections shall comply with the requirements of the CSA Standard for Mobile Home Parks, Z 240.7.1 - 1972 which are attached as Appendix "B".

3. No person shall occupy a mobile home unless it is connected to a public sewer and water system or to a central private sewage disposal and water supply system which has the joint approval of the Department of the Environment and the Department of Public Health or to an on-site sewage disposal system which has been approved by the Municipal Board of Health.

4. Garbage Disposal:

The owner of a mobile home park shall:

 - (a) Provide adequate watertight, pestproof facilities for storage and disposal of garbage and refuse;
 - (b) Cause all garbage and refuse to be removed from the mobile home park at least once a week.

PART IX

COMMON RECREATION SPACE

1. No permit shall be granted for a mobile home park unless at least five (5) percent of the total area of the mobile home park is reserved as common recreation space and developed for park or playground purposes.

2. Parks and playgrounds shall be located in such a manner as to be free of traffic hazards and so as to be buffered from adjacent mobile homes.

PART X

SIGNS

1. The owner of a mobile home park shall establish a system of numbering mobile home spaces within the park and erect and maintain street name signs where applicable.

2. Any informational sign within a mobile home park shall conform to the following requirements:

- (a) The sign shall denote only the name of the mobile home park;
- (b) Not more than one (1) sign shall be permitted;
- (c) A flashing sign which has visible moving parts shall not be permitted;
- (d) Any illuminated sign shall be constructed and located so as to direct light away from adjacent mobile home spaces; the sign shall be located so as not to obstruct the vision of drivers on adjacent public and private streets;
- (e) No sign shall be located so as to cast a shadow on any mobile home space during the period between one (1) hour after sunrise and one (1) hour before sunset;
- (f) Ground signs shall have a minimum setback of twenty (20) feet from the edge of the right-of-way of any internal street except for street name signs;
- (g) No sign shall be located within or allowed to project over a public right-of-way;
- (h) No sign shall have a height in excess of thirty (30) feet;
- (i) The owner of a mobile home park shall maintain any sign in good condition;
- (j) When a sign is not maintained in good condition, the owner of the mobile home park shall carry out maintenance or remove the sign within ten (10) days of a written request to do so from the Development Officer or the Municipal Clerk.

PART XI

GENERAL PROVISIONS

1. Drainage:

A mobile home park shall be located on a properly drained site that is above the high water table, 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 and water supply or contaminate any lake or river.

2. Slope:

No developed portion of a mobile home park shall be located on land having a slope greater than ten (10) percent.

3. Landscaping:

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

4. Storage Facilities:

Provision shall be made by the owner of the mobile home park 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 mobile home spaces.

5. Maintenance:

The mobile home park, including all its facilities and equipment shall be kept in good repair and clean sanitary condition by the owner of the mobile home park.

PART XII

EXISTING MOBILE HOME PARKS

1. Notwithstanding anything else herein contained, Sections 1 through 5 inclusive of Part 3, Parts 4, 5, Sections 1 through 7 inclusive and Section 8 (c) of Part 6, Part 7, Section 2 of Part 8, Parts 9 and 10, and Sections 2, 3 and 4 of Part 11, shall not apply to mobile home parks or portions thereof existing on the effective date of this By-Law.
2. All requirements of this By-Law shall apply to any construction, alteration, or addition to mobile home parks existing on the effective date of this By-Law.

PART XIII

MOBILE HOME OWNER RESPONSIBILITIES

1. Skirting:

Each mobile home shall within thirty (30) days of its being placed on a mobile home stand, have appropriately painted skirts, or other screening, installed on all four sides. The owner of the mobile home shall be responsible for the installation and maintenance of such skirts or screening.

2. Storage of Wheels:

Mobile home wheels, once removed, must either be stored in storage lockers provided by the owner of the mobile home park, or stored under the mobile home in such a manner that they are not visible.

3. Anchors:

Each mobile home shall be anchored at all four corners to anchor points provided by the owner of the mobile home park.

4. Maintenance:

All mobile homes and any private storage facilities on a mobile home space owned by the tenant shall be maintained in good repair and in a clean and sanitary condition by the owner of the mobile home.

PART XIV

CONFLICT WITH BUILDING BY-LAW

1. Where there is a conflict between any provision of this By-Law and a provision of this By-Law and a provision of the Building By-Law of the Municipality, the provision of the Building By-Law shall prevail. This By-Law shall not be deemed to affect the obligation to acquire any permit under the provisions of the Building By-Law of the Municipality.

PART XV

PENALTIES AND APPEAL

1. Any person convicted of violating any of the provisions of this By-Law shall be

liable to a fine not exceeding one hundred (100) dollars and in default of payment, to imprisonment for a term not exceeding fifty (50) days.

2. (a) An appeal shall lie to the Council of the Municipality of the District of Richmond by a person aggrieved by any decision of the Development Officer of Municipal Clerk.

(b) Written notice of an appeal under the provision of Part XV, 2(a) shall be filed with the Municipal Clerk within fourteen (14) days from the day the decision of the Development Officer or Municipal Clerk was communicated to the person applying for a permit or license.

PART XVI

REPEAL OF PREVIOUS BY-LAW

The Mobile Home Parks By-Law adopted by the Council of the Municipality of the District of Richmond on and approved by the Minister of Municipal Affairs on is hereby repealed.

SCHEDULE "A"

APPLICATION FOR MOBILE HOME PARK LICENSE

TO THE CLERK OF THE MUNICIPALITY OF THE COUNTY OF RICHMOND

The undersigned hereby applies for a license to operate a mobile home park for the year 19___, and in support thereof makes the following statement of fact:

Name of Person, Firm or Corporation to be licensed

Address

Location of Mobile Home Park

Area of Mobile Home Park

Number of Mobile Home Spaces

Signature of Applicant

Title of Authorized Signing
Officer of Corporation

Date:

APPENDIX "A"

NOVA SCOTIA DEPARTMENT OF HIGHWAYS

SPECIFICATIONS FOR SUBDIVISION ROADS

IN URBAN AND RURAL AREAS

AS REVISED TO APRIL 1, 1968

DIVISION - 2

GENERAL SPECIFICATIONS

2. Grubbing:

The entire right of way will be grubbed unless express approval to the contrary is given by the Department. All roots, stumps, moss and other vegetable matter within the right of way limits shall be removed. All roots, stumps, moss and other vegetable matter within the roadway shall be removed to a depth of one foot except where embankments exceed 3 feet in depth, in which case, stumps are to be close cut to the ground.

3. Roadway, Culverts and Drainage:

Road culverts, underdrains, entrance culverts and storm drainage, where required, will be provided and placed by the subdivider and will be constructed of poured concrete, concrete pipe, corrugated metal pipe or timber preserved by a material approved by the Department and placed in such locations, manner and size as indicated by the Department of Highways, but in no case shall any pipe be less than 15 inches in diameter. No drainage is to be carried on, through or over private property other than by natural water-course, unless the consent, in writing, of the owner, or owners, concerned is filed with the Department. The right of way is to be left properly drained and should the work, as performed under 4 (d) below, (or other work), create pockets of isolated water holes, this drainage condition is to be rectified to the satisfaction of the Department. Road-side ditches, when considered necessary by the Department, shall be constructed by the subdivider as directed by the Department.

4. Roadbed:

(a) Straight or gently rolling grades are required and no sharp change in profile will be permitted. When, in the opinion of the Engineer, the grade might exceed 6%,

a profile must accompany the plan, and only in very exceptional circumstances will a grade in excess of 8% be allowed.

(b) All side slopes in cuts will be two horizontal to one (2:1). All embankment side slopes will be one and a half horizontal to one vertical. (1.5:1). All side slopes on solid rock cuts will be one horizontal to two vertical (1:2).

(c) In Urban areas, where there is an embankment, the section between the shoulder of the roadbed and the right of way boundary (property line) must be filled so that the elevation of the embankment at the right of way boundary is at least equal to the elevation of the crown of a finished paved grade.

(d) Access, suitable to the Department, will be provided by the subdivider to each lot, from the roadbed to the right of way boundary.

5. Base Course (Gravel Class "C"):

The materials for the base course shall be crushed or screened or pit run gravel or rock. It shall consist of reasonably hard and durable particles of stone mixed with binding material. It shall be well graded from coarse to fine and shall be approved by the Department and when tested the material shall meet the following requirements:

Passing a 2 inch square screen	100 percent
Passing a 1 inch square screen	60 to 80 percent
Passing a No. 4 sieve	25 to 45 percent
Passing a No. 100 sieve	0 to 10 percent

Three thousand (3,000) tons of Base Course per mile shall be uniformly spread over the entire roadbed by the subdivider.

6. Surfacing (Gravel Class "A"):

The surface material shall consist of crushed screened, or pit run, hard, durable particles of stone mixed with suitable binding material. It shall be free from flat elongated or other objectionable pieces and shall be well graded from coarse to fine. When tested by means of laboratory sieves, it shall fulfill the following requirements:

Passing a 1 inch square screen	100 percent
Passing a 1/2 inch square screen	50 to 85 percent
Passing a No. 4 sieve	30 to 70 percent
Passing a No. 100 sieve	0 to 10 percent
Passing a No. 200 sieve	0 to 5 percent

The subdivider shall not be required to place or assume any financial responsibility in placing any surfacing material.

7. Intersections:

(a) Where any subdivision road intersects a public road the grade of said subdivision road shall not exceed 2% for at least 40 feet measured from the shoulder of the intersecting road.

(b) Unless express approval to the contrary is given by the Department all intersecting roads must intersect at an angle of 75° to 90° for a minimum distance of 100 feet from the intersection.

8. Turning Circle:

When it is impractical to avoid a dead-end road a turning circle must be provided with a minimum radius of 52 feet, as per attached plan D.14 for new subdivisions.

APPENDIX "B"

CSA STANDARD Z240.7.1 - 1972

7.2.2 The sewer service connection and water connection shall extend to grade and terminate not less than 4 inches nor more than 5 inches above grade.

7.2.3 The sewer extension shall be protected where it emerges from the ground with a metal casing or concrete mound.

7.2.4 A suitable means of capping the sewer service connection when not in use, shall be provided.

7.2.5 A suitable means of connecting the drain outlet on the mobile home, to the sewer service connection shall be provided.

7.2.6 In addition to the necessary valves on the water distribution system, each outlet connection shall be provided with a readily accessible control valve.