

**MOBILE HOME PARK BY-LAW  
NO. 99-001**

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**TITLE:** This by-law shall be known and cited as the Mobile Home Park By-law for the Town of Trenton.

**PART 1 - DEFINITIONS**

In this By-law, unless the context otherwise requires:

“Alteration” means any relocation of the internal private or public road network or an increase in the number of mobile home spaces within a mobile home park.

“Building Inspector” means the person or persons appointed by Council to administer the provisions of the Building Code By-law.

“Council” means the Town Council of the Town of Trenton.

“Clerk” means the Town Clerk of the Town of Trenton.

“Development Officer” means the person or persons appointed by Council to administer the provisions of the Land-Use and Subdivision By-laws.

“License” means the license issued under Section 3 of this By-Law.

“Mobile Home” means a dwelling unit designed for transportation after fabrication whether on its own wheels or on a flatbed trailer, and which arrives at the site where it is to be occupied as a dwelling complete and ready for occupancy, except for minor and incidental unpacking and assembly; and the foregoing shall include prefabricated dwellings having any main wall with a width of 20 feet (6.1 metres) or less. For the purposes of this definition a main wall is defined as one of the four longest walls of the building.

“Mobile Home Park” means an establishment comprising land or premises under single ownership designed and intended for residential use where residence is in mobile homes exclusively. A mobile home park shall contain a minimum of 10 mobile home spaces and may be intersected by public streets. This definition applies to both new and expansions to existing mobile home parks.

“Owner” includes any one or a combination of the following:  
a part owner, joint owner, tenant in common or joint tenant of the whole or any part of land or a building; in the case of the absence or incapacity of the person having title to the land or building a trustee, an executor, a guardian, an agent, a mortgage in possession or a person having the care or control of the land or building;  
in the absence of proof to the contrary, the person assessed for the property.

“Person” includes a corporation and heirs, executors, administrators, or other legal representatives of a person.

“Public Street or Road” means the whole and entire right-of-way of every highway, road, or road allowance vested in the Province of Nova Scotia or the Town of Trenton.

“Porch” means an enclosure used as a weather break and includes open or roofed landings and decks.

“Park Street or Road” means the whole and entire road allowance of any road situated within a mobile home park available to the public, which is not vested in and maintained by the Province of Nova Scotia or the Town of Trenton.

“Recreation Coordinator” means Coordinator of Recreation appointed by the Town of Trenton through the Recreation Commission.

“Structure” means anything that is erected, built, or constructed of parts joined together or any such erection fixed to or supported by the soil or by any other structure. A structure shall include buildings, walls, and signs and also fences exceeding two (2) metres (6 feet) in height.

“Town” means the Town of Trenton.

“Town of Engineer” means the person designated as engineer for the municipality of the Town of Trenton.

“Trunk” means, when used in relation to water lines, sanitary and storm sewers, all of those portions of a system, which are not lateral connections to a structure.

“Usable Land” means a lot which:

- a. has a minimum size of 650 square metres (7,000 square feet), unless otherwise approved by the Recreation Coordinator;
- b. has slopes of zero per cent (0%) to six per cent (6%) over at least fifty per cent (50%) of the lot and no more than twenty-five per cent (25%) of the lot has slopes between six and twelve per cent (6% - 12%) and no more than twenty-five per cent (25%) of the lot has slopes greater than twenty-five per cent (25%);
- c. is not comprised of lands subject to flooding or classified as wetlands or lands with substantial amounts of the soil classed as organic.

## **PART 2 - GENERAL REQUIREMENTS**

- 2.1 Nothing in this By-law shall exempt any person from complying with the requirements of the Building By-law or any other By-law in force within the Town or from obtaining any license, permission, permit, authority or approval required by any other By-law of the Town.
- 2.2 No person shall locate, erect, build or construct any structure or building within a Mobile Home Park Development other than a use permitted in this By-law and the Land Use By-law of the Town.
- 2.3 No person shall construct a new mobile home park or undertake any addition to or alteration of an existing mobile home park, in existence on the date of adoption of this By-law, without first having obtained a Mobile Home Park Development Permit from the Town of Trenton, issued in accordance with the provisions of this By-law.
- 2.4 No person shall install a new mobile home or other permitted structure and/or use within a mobile home park without first having obtained a Development Permit and Building Permit from the Town of Trenton, issued in accordance with the provisions of applicable Town By-laws.
- 2.5 No person shall locate or relocate a mobile home within a mobile home park without first having obtained a Development Permit and Building Permit from the Town of Trenton, issued in accordance with the provisions of applicable Town By-laws.

## **PART 3 - OPERATING LICENSE**

- 3.1 No person shall operate a new mobile home park, expansion to or alteration of an existing mobile

- home park in the Town without first having obtained a license therefore from the Clerk.
- 3.2 The Clerk shall issue a license to operate a mobile home park when he receives, in writing, a report from the Development Officer that the mobile home park complies with the provisions of this By-law, or if the mobile home park was constructed prior to the coming into effect of this By-law, if the applicant or a prior owner has obtained a permit or license under a former Mobile Home Park By-law.
- 3.3 The owner shall pay an annual licensing fee of one hundred (100) dollars which shall be due and payable on each anniversary date after the issuing of the license.
- 3.4 The Clerk shall revoke a license where in his opinion the person to whom the license has been issued has violated a provision of this By-law relating to the operations of the mobile home park or has failed to pay the annual fee as required by this Part.
- 3.5 Before revoking a license, the Clerk shall give thirty (30) days notice to the owner setting out the violations and providing an opportunity to remedy the violations. The period of notice may be extended to sixty (60) days in cases where circumstances beyond the control of the owner prevent remedy of the violation within the thirty -(30) day period.
- 3.6 A revoked license shall, upon application, be reinstated if the circumstances leading to the revocation have been remedied.

#### **PART 4 - MOBILE HOME PARK DEVELOPMENT PERMITS**

- 4.1 Any application for a development permit to construct a mobile home park made under Subsection 2.3 shall be accompanied by:
1. Written proof of ownership or lease of the land upon which the applicant proposes to construct, expand or alter the mobile home park, or written permission from the owner of the land to use it as a mobile home park;
  2. Six complete sets of plans drawn to a scale sufficient for clarity of all particulars, with boundaries determined by a land surveyor who is a registered member of the Association of Nova Scotia Land Surveyors, showing the location of the proposed mobile home park and they shall include the following information;
    - a. the area and dimensions of land to be used;
    - b. the number, location and size of all mobile home spaces;
    - c. the location of service buildings and any other proposed structures;
    - d. the location of the proposed parkland and access thereto;
    - e. the proposed location of each mobile home on each mobile home space;
    - f. the location and dimensions of existing and proposed park roads within and adjacent to the proposed mobile home park development and the location of abutting public streets;
    - g. the location and dimensions of all existing rights-of-way, easements and accesses to all existing public streets;
    - h. plans, locations and specifications of all existing and proposed services including water distribution, sanitary sewer, storm drainage systems and water sources;
    - I. title block showing the name of the Mobile Home Park, the name of the owner of the land, the date, the scale, the drawing number and revision.
    - j. the names of all property owners or the lot identities of all properties abutting the area of land proposed to be developed;
    - k. a north arrow;

- l. the location of any watercourse, prominent rock formation, area subject to flooding and any other prominent natural features which might affect the layout or provision of streets and services;
  - m. contours at one-metre intervals and drainage patterns;
  - n. detailed engineering design drawings for the streets, water, sanitary, and storm sewer mains to be installed prepared, in accordance with the Town of Trenton Engineering specifications as detailed in Schedule “D” of the Town’s Subdivision By-law, and stamped by a Professional Engineer registered to practice in Nova Scotia.
  - o. any other information necessary by the Development Officer to determine whether the proposed mobile home park will comply with the provisions of this By-law.
- 4.2 When the Development Officer is satisfied that the mobile home park development application is complete and accompanied by all the information required above, the Development Officer shall, if applicable, forward a copy of the application and documentation to:

1. The Town Clerk on behalf of the Town;
2. The Committee on Streets/Public Works Superintendent;
3. The Recreation Committee/Recreation Coordinator;
4. The Department of Environment;
5. Any other department or agency of the Province or Municipality the Development Officer deems necessary to evaluate the design, environmental, planning and public safety aspects of the proposed mobile home park development.

The Development Officer shall issue a permit upon confirmation that applicable approvals from agencies listed above have been met.

- 4.3 A permit issued under this Section shall be effective from the date of issue for a two-year period.

#### **PART 5 - SITE REQUIREMENTS**

5.1 Any application for a development permit under the Land Use By-law to locate a mobile home in a mobile home space shall be accompanied by a site plan showing the location of the mobile home within the mobile home space.

5.2 A new mobile home park or any addition to or alteration of an existing mobile home park, in existence on the date of adoption of this By-law, shall conform to the site requirement of this section.

5.3 The park shall be located on well-drained land, properly graded to insure a rapid drainage and freedom from stagnant pools of water and shall not be established on a Flood Plain.

5.4 The park shall provide for a buffer area as per Section 9.4 Special Requirements: Fencing and Landscaping of the Town’s Land Use By-law.

5.5 The park shall provide individual spaces for each mobile home that have a minimum area of fifty-five hundred (5500) square feet and a minimum of fifty (50) feet of frontage on a park street or public street.

5.6 Each mobile home shall be located on a mobile home park space with a minimum front yard setback of twenty feet and a minimum rear yard setback of seventeen feet. Minimum side yard setbacks shall be ten feet. Encroachments in required yards may be permitted as per Section 4.5.9 Encroachments in Required Yards of the Town’s Land Use By-law.

5.7 To enhance the aesthetics of the streetscape, mobile homes that are placed on spaces that abut a public street shall be placed parallel to a public street.

- 5.8 The limits of the mobile home park and the limits of each mobile home space shall be identified on the ground with permanent markers.
- 5.9 Individual mobile home spaces shall be fully landscaped to a minimum standard of groundcover (i.e. sod or seed).
- 5.10 The location of super mailboxes, accessory structures, and garbage receptacles shall be incorporated into the mobile home park layout and shall not be placed in recreation or buffer areas.
- 5.11 Each mobile home space shall have a private driveway and adequate parking area for two vehicles. Driveways shall be topped with a minimum of two inches of granular Class A material on a minimum of six inches of Class C material.
- 5.12 All mobile homes shall have the following minimum architectural design features; a minimum roof pitch of 4:12, vinyl siding, vinyl shutters, and vinyl skirting.
- 5.13 Each mobile home space shall contain a maximum of one mobile home. Accessory buildings shall be permitted on mobile home spaces provided they meet the setbacks required for lots in the Land Use By-law. Setbacks shall be measured from the mobile home space boundaries.
- 5.14 Each mobile home shall be connected to municipal sewer, water and storm sewer systems in accordance with the specifications of this By-law.
- 5.1.5 To prevent site erosion and sedimentation of storm drainage systems, development of the project shall be phased where no area greater than ten mobile home spaces are cleared, graded and exposed at any one time. This does not include the construction of streets, which shall be constructed to the minimum standard and not left exposed or unstabilized, or spaces, which have been cleared, graded and landscaped to prevent erosion and sedimentation.
- 5.16 Each mobile home shall be properly supported and skirted within thirty calendar days of the date on which the mobile home was placed on the mobile home space, in accordance with the Canadian Standards Association's Recommended Practice for the Site Preparation, Foundation and Anchorage of Mobile Homes.
- 5.17 Notwithstanding Subsection 3.5, where a mobile home has been located on a mobile home space on or before the effective date of this bylaw, and has less than the minimum setback from a public street, park street or from the exterior boundary of the mobile home park, as required by this By-law, another mobile home may be located or relocated on the mobile home space provided that the location of the mobile home does not further encroach upon the required setback.

## **PART 6 - STREETS**

- 6.1 All proposed public and private streets shall be designed to the specifications in Schedule "D" of the Town of Trenton's Subdivision By-law.
- 6.2 The design of all proposed public and private park streets shall be executed over the stamp of a Professional Engineer.
- 6.3 Proposed public and park streets shall provide for access to adjacent properties. Where an existing or proposed public or park street is in proximity to the area proposed for a mobile home park the proposed public or park streets in that area shall, if reasonably feasible, be laid out as extensions of such street.
- 6.4 Prior to the Development Permit for a Mobile Home Park being issued, mutual agreement shall be reached between the owner of the mobile home park and the Town Clerk regarding the maintenance and

operation of any receiving private sewers or water mains of any interconnected public and private sanitary sewer, storm drainage, or water system. Security in the form of bonding or otherwise may be required by the Town.

6.5 Provision shall be made for surface drainage to be appropriately directed to culverts, ditches and natural watercourses or storm sewers of appropriate capacity subject to the approval of the Superintendent.

6.6 Names for proposed park streets shall be unique and distinctive so as not to be confused with the names of existing public streets. The Town reserves the right to require the name to be changed if it deems it necessary, to avoid this confusion.

#### **PART 7 - STREET LIGHTS**

7.1 Each internal street shall be provided with a minimum of one (1) street light at each intersection and for every sixty -(60) metres (200 feet) of street. Street lights at intersections shall have a minimum of one (1) standard NSPI 100 Watt High Pressure Sodium light, all other lights shall have a minimum of one (1) standard NSPI 70 Watt High Pressure Sodium light.

#### **PART 8 - WATER SERVICES**

8.1 The owner shall design, layout and construct a water supply system to service each proposed mobile home space. All proposed water systems shall be designed to the specifications contained in Schedule "D" of the Town of Trenton's Subdivision By-law.

8.2 The owner shall connect the water supply systems required by Section 8.1 with the existing public water supply system.

8.3 The design of any proposed water supply system shall be executed over the stamp of a professional engineer.

#### **PART 9 - SANITARY SEWER**

9.1 The owner shall design, lay out and construct all sanitary sewers to service each proposed lot. All proposed sewer systems shall be designed to the specifications contained in Schedule "D" of the Town of Trenton's Subdivision By-law.

9.2 The owner shall connect the sanitary sewers required by Section 9.1 with the existing Town central sewer system.

9.3 The design of any proposed sanitary sewer shall be executed over the stamp of a professional engineer.

#### **PART 10 - STORM DRAINAGE**

10.1 The owner shall provide for the collection and disposal of surface drainage and storm water by catch basins, storm sewers, natural or man-made watercourses or any combination of these. All proposed storm drainage systems shall be designed to the specifications contained in Schedule "D" of the Town of Trenton's Subdivision By-law.

10.2 Every mobile home space in a mobile home park shall be site graded to be positively drained to the storm drainage system.

10.4 Construction of any storm water drainage system shall follow sound construction practice.

### **PART 11 - ELECTRICITY**

11.1 Every person who maintains or operates a mobile home park shall ensure that electrical service is available to each mobile home space.

### **PART 12 - PARKLAND**

12.1 A minimum of five per cent (5%) of the total land area of the new park or the area of expansion, exclusive of streets, shall be set aside for open space purposes within the area of the mobile home park, and the location of such area shall be approved by the Recreation Coordinator.

12.2 A green area and playground set aside for common use in a mobile home park shall be kept in good condition by the owner or operator of the mobile home park.

12.3 Parkland required under this Part may be deeded to the Town provided that:

- a. public access to the lands so deeded is provided; and
- b. the lands are considered usable lands in accordance with this by-law and are recommended by the Recreation Coordinator.

### **PART 13 - PENALTIES**

13.1 Every person who violates any provision or requirement of this By-law is guilty of an offense and liable on summary conviction to a minimum fine of one thousand (\$1000) dollars and a maximum fine of ten thousand (\$10,000) dollars and, in default of payment of such fine, to a term of imprisonment not exceeding two months.

### **PART 14 - APPEAL**

14.1 An appeal shall lie to Council regarding:

- a. the failure to issue a license under the provisions of Section 3.2;
- b. the revocation of a license under the provisions of Section 3.4.

14.2 Written notice of an appeal under the provisions of this Part shall be filed with the Clerk within thirty (30) days of the owner's receipt of notice of revocation or the written statement of the Clerk of Licenses that a license is refused.

14.3 Council shall make its decision in accordance with the provisions of this By-law after the appellant has been given an opportunity to appear and be heard at a meeting of Council.

**PART 15 - REPEAL**

15.1 All Mobile Home Park Bylaws heretofore passed by the Town of Trenton are hereby repealed.

First Reading: May 27, 1999

Publication of Notice of Intent: June 5, 1999

Second Reading: June 24, 1999

This is to certify that the bylaw of which the foregoing is a true copy was duly passed at a duly called meeting of the Town Council of the Town of Trenton held on the 24th day of June A.D., 1999.

Given under the hand of the Town Clerk and under seal of the said Town this 28th day of June A.D., 1999.

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C. Robin Campbell, Town Clerk

Publication July 3, 1999