

2012-007

TOWN OF CHURCHBRIDGE

Mobile Home Bylaw

A Bylaw of the Town of Churchbridge to regulate the placing and locating of mobile homes within the Town.

The Council of the Town of Churchbridge, in the province of Saskatchewan, enacts as follows:

1. INTRODUCTION

The Bylaw shall be known as the Mobile Home Bylaw.

2. INTERPRETATION/LEGISLATION

2.1 MOBILE HOME

As defined in the Canadian Standards Association (CSA), it is a portable structure built on a metal chassis that complies with the CSA Z240 standards.

2.2 MOBILE HOME SITE

Means a parcel of land designated by Council by resolution.

2.3 AUTHORIZED REPRESENTATIVE

Means the person, firm or corporation employed under contract to the municipality to review and inspect pursuant to Subsection 5(4) of the *"The Uniform Building and Accessibility Standards Act"*.

3. SCOPE

This bylaw shall apply to owners of mobile homes who intend to locate a mobile home on a lot set aside for the exclusive use of mobile homes.

This permit, hereafter mentioned, provides only for the locating and placing of the mobile home on foundations on the site and for any approved additions requested at the time of application. Subsequent additions, alterations or accessory buildings shall be dealt with by application under the Town of Churchbridge Building Bylaw.

4. PERMITS

1. No person shall move a Mobile home onto a mobile home site or commence any work on the site until a mobile home permit has been obtained.
2. All mobile home permits shall expire three months from the date of issue, but may be renewed at the discretion of the Council.

5. APPLICATION FOR PLACEMENT OF MOBILE HOME

1. Every application for a mobile home permit shall be made on the Mobile Home Permit Application as attached in Schedule A of this Bylaw. The Application must include:
 - 1.1 Site plan of the location of the mobile home
 - 1.2 Dimensions and description of mobile home
 - 1.3 Dimensions and description of any additions or alterations to be done at time of placing the mobile home
 - 1.4 Description of foundation to support mobile home.

6. APPLICATION FOR REMOVAL OF MOBILE HOME

1. No person shall remove a mobile home from the mobile home site until a Mobile Home Removal Permit as attached in Schedule B has been obtained. Every permit is issued under the following conditions:
 - 1.1 that current taxes on land and improvements have been paid
 - 1.2 that arrangements have been completed for shutting off all services
 - 1.3 that the property would be left in a clean and tidy condition
 - 1.4 such other conditions that Council or its authorized representative may deem required.
2. Before issuing a mobile home removal permit, the Council or its authorized representative may require the applicant to deposit with the town a sum sufficient to cover the cost of removing all materials, restoring the site to original condition that is not in any way dangerous to public safety or unsightly. If and when the site is put in a condition satisfactory to the Council, the sum deposited shall be refunded. If the applicant fails to meet the requirements, the Town may undertake the work and the deposit shall be used to offset the expense incurred by the town in performing the work.

7. FEES

Every person who makes an application for a permit under this bylaw shall submit the following fee:

Mobile Home Placement	\$100
Mobile Home Removal	\$100+ deposit per Section 6.2

8. GENERAL REGULATIONS

1. Every mobile home shall be connected to the Town of Churchbridge water and sewer system.
2. The water & sewer connections shall be constructed below the frost level and shall be provided with a heat tape or other acceptable device to prevent freezing between the frost level and the interior of the mobile home.
3. Additions to mobile homes shall not be less than 100 square feet and the exterior of any addition shall be in uniformity with the mobile home unit and shall be set on an acceptable foundation.

9. FOUNDATION REQUIREMENTS

A mobile home unit shall be placed in a foundation constructed in a manner acceptable to the Council and/or its authorized representative and in accordance with National Building Code.

10. ENFORCEMENT

The Council or its authorized representative may:

1. Enter any premise at any reasonable hours, with prior notification to the owner, for the purpose of administering or enforcing this Bylaw,
2. Cause a written notice to be delivered to the owner of any mobile home directing him to correct any condition, where in the opinion of the council and/or authorized representative, constitutes a violation of this Bylaw,
3. Direct that tests of materials, devices, construction methods, structural assemblies or foundation conditions be made, or sufficient evidence or proof be submitted at the expense of the owner where such evidence or proof is necessary to determine whether the materials, device, construction or foundation meets the requirements of this Bylaw,
4. Revoke or refuse a permit, where in their opinion, the results of the test referred to in Section 10.3 are not satisfactory.
5. Revoke a permit or direct that work be stopped when there is a violation of any of the conditions under which the permit was issued, and such revocation of permit or work ordered stopped shall be given to the owner or his agent in writing, by personal service or by registered mail, postage paid, mailed to the address given on the application for the permit.
6. Revoke a permit where there is a violation of any provisions of this Bylaw.

11. PENALTY

Any person who violates any provision of the Bylaw is guilty of an offence, and liable on summary conviction to a fine of not less than \$250.00 and not more than \$2500.00 and in the case of a continuing offence, to a further fine not exceeding \$100 for each day during which the offence continues.

12. EFFECTIVE DATE

This Bylaw shall come into effect on the date of the final passing and will repeal Bylaw 18-86 upon it passing.

Mayor

Administrator

Date

TOWN OF CHURCHBRIDGE

SCHEDULE A: Application for Placement of a Mobile Home

I hereby make application for a permit to locate a Mobile Home in the Town of Churchbridge in accordance with the following plans and specifications.

Name of Applicant: _____

Legal Description: Lot _____ Block _____ Plan _____

Foundation Specifications: _____

Skirting Material: _____

Mobile Home Details:

Length _____ Width _____ Year _____

Manufacturer _____ Value _____

Additions or Alterations to be made: _____

Site Plan:

The undersigned hereby agrees to locate the mobile home in conformity with the Town of Churchbridge Mobile Home Bylaw, it being expressly understood that the issuing of a permit does not relieve the applicant from complying with all Bylaws, though not called for in specifications or shown on plans and/or application submitted.

Date

Signature

Note: Permit expires three months from date of issue.

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SCHEDULE B: Application for Removal of a Mobile Home

I hereby make application for a permit to remove a mobile home now situated on
Lot _____ Block _____ Plan _____.

Removal will commence _____.

I hereby agree to comply with the provisions of the Mobile Home Permit Bylaw of the
Town of Churchbridge, to become responsible and pay for any damage done to property
as a result of the removal of said mobile home, and to deposit a sum as may be required
by Section 6.2 of the said bylaw.

Date

Signature

Deposit placed as required by Section 6.2 of the Bylaw

\$ _____ Receipt # _____

NOTE: Permit expires three months from date of issue.