

# **Bylaw No. 5574**

## **The Mobile Homes Bylaw, 1976**

**Codified to Bylaw No. 9647  
(September 30, 2019)**

## **BYLAW NO. 5574**

A bylaw of The City of Saskatoon to regulate  
Mobile Home Courts.

### **1. TITLE**

This bylaw may be cited as "The Mobile Home Bylaw".

### **2. INTERPRETATION**

In this bylaw:

- (a) Repealed by Bylaw No. 6970 - November 14, 1988.
- (b) "Fire Chief" means the Fire Chief for The City of Saskatoon.
- (c) "Mobile Home" means a trailer coach -
  - i) that is used as a dwelling for permanent or year round living; and
  - ii) that has water faucets and a shower head or bath tub that may be connected to a water distribution system; and
  - iii) that has a wash basin and water closet that may be connected to a sewerage system; and
  - iv) that has an overall length in excess of 20 feet.
- (d) "Mobile Home Court" means any tract or parcel of land on which two or more occupied mobile homes are harboured or are permitted to be harboured whether or not a charge is made or paid for the use thereof, and includes any building or structure used or intended to be used as part of the equipment of such mobile home court, but does not include an industrial or construction camp or any such court if a tent or trailer coach that is not a mobile home is also harboured or is permitted to be harboured thereon.
- (e) "Mobile Home Space" or "Space" means an area of land intended for use of one mobile home and situated within a mobile home court.
- (f) "Operator" means the person, organization or other body in control of the operation of a mobile home court.

- (g) "Service Building" means a building housing any toilet, bathing or other sanitation facilities or laundry or clothes drying facilities.
- (h) "Trailer Coach" means any vehicle used or constructed in such a way as to enable it to be used as a conveyance upon public streets or highways and includes a self-propelled vehicle designed, constructed or reconstructed in such a manner as will permit the occupancy thereof as a dwelling or sleeping place for one or more persons notwithstanding that its running gear is removed or that it is jacked up.

### **3. APPLICATION**

- (1) The Provisions of this bylaw shall apply to any mobile home court constructed or enlarged after the date of passage of this bylaw.
- (2) If there is any conflict between this Bylaw and the *Zoning Bylaw*, the *Zoning Bylaw* shall prevail.

### **4. GENERAL PROVISIONS**

- (1) No person shall establish, construct, renovate, alter or subdivide a mobile home court until a permit is issued by the Council of The City of Saskatoon.
- (2) All parcels of land included in a mobile home court site shall be contiguous.
- (3) No mobile home which does not bear Canadian Standards Association Standard Z.240 approval shall be located in any mobile home park regulated by this Bylaw.
- (4)
  - (a) A mobile home shall be equipped with skirtings within 60 days of its location on a mobile home space.
  - (b) All skirtings shall have an easily removable access panel of a minimum width of four feet providing access to the area enclosed by the skirting, and such skirting shall be factory prefabricated units or of a quality equivalent thereto compatible with the related mobile home unit.
  - (c) Additions to a mobile home consisting of carports, vestibules or similar structures may be permitted and such addition shall be considered a part of the mobile home for the purpose of the requirements set out in Section 5 (2) (c), but any additions or alterations must be in accordance with the residential standards of

the Building Bylaw of The City of Saskatoon and of a quality, design and scale compatible with the related mobile home.

- (5) No mobile home in a mobile home court shall be located elsewhere than on a mobile home space.
- (6) In a mobile home court only one mobile home shall be allowed on a mobile home space.
- (7) Each mobile home space shall be connected to the municipal water works and sewerage system or such other approved sewerage disposal systems approved by the Council of The City of Saskatoon.

## **5. PLANS AND SPECIFICATIONS**

- (1) All applications for approval of plans or specifications shall be in writing directed to the General Manager of Community Services and contain:
  - (a) The name and address of the applicant;
  - (b) The intended use of the land;
  - (c) A popular understandable description of the location of the land and the legal description of the land on which the proposed mobile home court is to be constructed, altered or extended;
  - (d) Four complete and legible sets of plans to scale showing:
    - (i) The area dimensions and legal description of the parcel of land;
    - (ii) The dimension and location of the buffer area;
    - (iii) The number, location, dimension and designation of all mobile home spaces, the location and dimensions of all yards, the location and dimensions of all footpaths, roads, auto parking spaces, exit and entrance to public streets, planting, fencing, and any amenity or recreation area;
    - (iv) The location of all service buildings and other structures;
    - (v) The internal layout of all service buildings and other structures;

- (vi) The location and details of the water distribution lines, outlets and fire hydrants;
  - (vii) The location and details of all sewer lines and connections thereto;
  - (viii) The location and details of all on site garbage and refuse collection areas;
  - (ix) A north arrow and notation of the scales used.
- (2) Where required by City Council, the operator shall install and maintain storm drains, roads, sidewalks, curbs and gutters throughout the mobile home court to a standard approved by the General Manager of Transportation & Construction or General Manager of Utilities & Environment, as appropriate, and without restricting the generality of the foregoing, the Operator shall provide the following:
- (a) Hard surfaced roads to which all mobile homes shall have direct permanent and unobstructed access which shall be a minimum width of
    - 1) 30 feet where parking is not permitted on the road, or
    - 2) 34 feet where parking is permitted on the road.
  - (b) For each mobile home space a hard surfaced pad of a size, strength and design approved by the General Manager of Transportation & Construction sufficient to accommodate the mobile home to be located thereon. The operator shall obtain the approval of the City Planner before a mobile home is moved onto a pad.
  - (c) No mobile home or accessory building or structure located on the same mobile home space shall be located so that it is closer than 15 feet to any other mobile home or accessory building or structure not located on that mobile home space, or closer than ten feet to any roadway or buffer area. For the purpose of this section, any addition, vestibule, porch, carport or other similar structure shall be deemed to be part of the mobile home.

- (3) Where required by City Council, the operator shall install and maintain a street lighting system, the plans and specifications of which shall be subject to the approval of the General Manager of Utilities & Environment.
- (4) Where required by City Council, the operator shall install and maintain an electrical distribution system and shall
  - (a) Submit the plans and specifications of the proposed electrical distribution system for approval by the electrical supply authority for the area of the mobile home court, and the Ministry of Labour Relations and Workplace Safety.
  - (b) Install underground all utility wires and services in the mobile home court, in compliance with existing regulations applicable to underground installation.

**6. BUFFER AREA**

- (1) Every mobile home court shall have immediately within all its boundaries, a buffer area, to be a minimum of twenty-five feet in depth, within which:
  - (a) No mobile home space may be located;
  - (b) No building or structure may be erected or placed except a fence, a wall, or a sign;
  - (c) No garbage disposal area shall be located.
- (2) Buffer areas shall be landscaped with seeded grass in conjunction with tree planting and shrubs.
- (3) The only roads permitted in the buffer area are those which cross it as close to right angles as practicable and connect directly with the road system contained within the remainder of the mobile home court.

**7. GENERAL LAYOUT OF MOBILE HOME SPACES**

- (1) Each mobile home space shall be situated on well drained, level ground which shall be free from rocks, weeds, and rubbish and shall:
  - (a) have a minimum area of 4,000 square feet;
  - (b) have a minimum mean width of forty feet;
  - (c) have all its boundaries clearly and permanently marked on the ground; and
  - (d) have an easily accessible parking space for one vehicle other than a mobile home which shall be hard surfaced.
- (2) In addition, for every four mobile home spaces, one additional car space shall be provided.

**8. SERVICE BUILDINGS**

- (1) Service buildings shall be constructed in accordance with the City Building Bylaw.

**9. PLUMBING AND DRAINAGE**

- (1) Mobile Home Courts plumbing and drainage systems shall at all times comply with provincial regulations governing plumbing and drainage.
- (2) The operator of a mobile home court shall make all connections and disconnections between the mobile home and the sewer inlets and water outlets and make certain that such connections are maintained at all times during the period the mobile home is in the mobile home court.
- (3) No mobile home located in a mobile home court shall be occupied unless connected to the sewerage system.

**10. WATER DISTRIBUTION SYSTEM**

- (1) Plans and specifications of the water distribution lines and outlets as required under Section 5 (l) (d) (vi) shall be submitted to the City Engineer for approval. Size and depth of water lines, check valves and stop cocks shall be at the discretion of the General Manager of Utilities & Environment and shall conform as nearly as possible to those in similar use in the City.

- (2) No mobile home located in a mobile home court shall be occupied unless connected to the water distribution system.

**11. SUPERVISION**

- (1) The operator shall at all times maintain the mobile home court and the equipment used in connection thereto in a clean, orderly and sanitary condition.
- (2) The operator shall take adequate steps to exterminate vermin and keep the mobile home court free therefrom.

**12. FIRE PROTECTION**

- (1) The operator shall maintain the entire area of the mobile home court free of dry brush, leaves, weeds, or any other material likely to cause a fire hazard.
- (2) The operator shall install and maintain fire hydrants so that no mobile home space is located more than 500 feet from a fire hydrant.
- (3) Fires shall be made only in stoves, incinerators or other structures designed for that purpose.
- (4) A portable fire extinguisher of a type approved by the Fire Chief shall be kept in each service building and shall be maintained by the Operator in good operating condition.
- (5) The Operator shall be responsible for the instruction of the Operator's staff in the use of the mobile home court fire protection equipment and their specific duties in the event of fire.
- (6) The rules and regulations which apply in respect to the storage of fuel, compressed gas, gasoline and any other hazardous commodities, shall be conspicuously posted.
- (7) Provision shall be made for giving an alarm in case of fire.
- (8) The Operator shall instruct all tenants in applicable fire prevention and protection rules, and in the means for summoning the Saskatoon Fire Department and the Saskatoon Police Service.



**13. PENALTIES**

- (1) Any person who violates any of the provisions of this bylaw or fails to comply therewith or suffers or permits any act to be done in contravention of this bylaw, or who neglects to do or refrains from doing any Act required by this bylaw, is guilty of an offence and liable on summary conviction to a fine of not less than \$50.00 nor more than \$100.00.
- (2) Conviction of a person for breach of any provision of this bylaw does not relieve the person from compliance with the bylaw and the convicting magistrate shall, in addition to any fine imposed, order the person to perform within a specified period, any Act or work necessary for the proper observance of the bylaw or to remedy the breach thereof.

**14. ENFORCEMENT**

A medical health officer, public health inspector, fire inspector, building inspector or bylaw inspector may enter a mobile home court for the purpose of inspection, but they shall not enter a mobile home without the consent of the occupant.

- 15. This bylaw shall come into force and take effect on the date of approval by the Minister of Public Health.

Read a first time this 13th day of September A.D. 1976.  
Read a second time this 13th day of September A.D. 1976.  
Read a third time and passed this 13th day of September A.D. 1976.

"H.S. Sears"  
Mayor

"J. Kolynchuk"  
City Clerk

(SEAL)