



## **Mobile Homes and Mobile Trailer Courts Bylaw**

**BYLAW NO. 2 - 1983**

**Disclaimer:**

**This information has been provided solely for research convenience. Official bylaws are available from the Office of the City Clerk and must be consulted for purposes of Interpretation and application of the law.**

**Consolidation includes the following Amendments:**

<b><u>Amendments</u></b>	<b><u>Date Passed</u></b>
Bylaw No. 2 – 1988	December 19 <sup>th</sup> , 1988
Bylaw No. 60 – 1988	December 19 <sup>th</sup> , 1988
Bylaw No. 24 – 1997	November 3 <sup>rd</sup> , 1997
Bylaw No. 21 – 1999	September 20 <sup>th</sup> , 1999

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## BYLAW NO. 2 - 1983

**A BYLAW** of the City of Swift Current, Saskatchewan, to authorize licensing of Mobile Home Court operators and licensing of mobile homes and trailer coaches located within an approved Mobile Home Court, and maintenance, operation and sanitation of automobile trailer camps or parks in and within the City Limits of Swift Current.

\*Bylaw No. 60 - 1988  
December 19, 1988

**WHEREAS** under the authority of Section 181 of the Urban Municipality Act, the Council is granted the power to license operators of mobile homes and trailer courts and to impose license fees on all occupants of mobile homes or trailer coaches who occupy such mobile homes or trailer coaches for a period of not less than thirty (30) days.

1. **Definitions:** In this Bylaw unless the context otherwise requires:
  - a) **Approval** means approval by the City Engineer/Planner or Building Inspector, Fire Chief and Public Health Inspector.
  - b) **Management** shall mean the owner, manager or persons temporarily or permanently managing or supervising the operation of the trailer court.
  - c) **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 or non-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.
  - d) **Trailer Coach Space** means a plot of ground within a tourist camp, trailer court or institutional camp designated for the accommodation of a trailer coach.
  - e) **Trailer Court** means any tract or parcel of land on which two or more occupied trailer coaches are or are permitted to be harbored whether or not a charge is made or paid for the use thereof and includes any building or structure used or intended for use as a part of the equipment of such trailer court, but does not include an industrial or construction camp.
  - f) **Mobile Home** means a trailer coach:
    - i) That is used as a dwelling for permanent or year round living;
    - ii) That has water faucets and a shower head or bath tub that may be connected to a water distribution system;
    - iii) That has a wash basin and water closet that may be connected to a sewerage system.
  - g) **Mobile Home Court** means any tract or parcel of land on which two or more occupied mobile homes are harbored or are permitted to be harbored 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 harbored or is permitted to be harbored thereon.

\*Bylaw No. 60 - 1988  
December 19, 1988

h) **Operator** means the person, organization, or other body in control of the operation of a mobile home court.

i) **Occupant** means a person residing in a trailer coach or mobile home situated in a trailer court or mobile home court, or, solely, a trailer coach or mobile home situated in a trailer court or mobile home court.

## 2. General

a) **Site:** No person shall establish, construct, reconstruct, maintain, operate or enlarge a trailer court unless approval has been obtained.

b) The application for such approval shall be accompanied by:

i) A site plan showing the location, the arrangement of buildings or mobile homes or trailer coach spaces and other facilities for the accommodation of the public.

ii) A plan of the building or buildings, if any, specifying the type of construction and showing the floor area, ceiling heights and windows.

## 3. Permits

a) No person shall operate or maintain a mobile home court or a trailer court without a City Permit which shall be obtained before the 31st day of January of each year.

b) The holder of a Permit shall post the same in a prominent place in the administration of office building or in a conspicuous place in the trailer court.

c) Every operator of an approved mobile home or trailer coach court shall pay a yearly fee of \$5.00.

d) Section 313 of the Urban Municipality Act shall not apply with respect to the License fee imposed under this Bylaw.

e) The License Inspector of the City of Swift Current shall not grant a license unless a permit from the Medical Health Officer and approval from the Fire Chief is first obtained by the operator.

f) In the event that a permit is either suspended or revoked by the Medical Health Officer, the license issued by the City shall be null and void.

4.

- a) Except as hereinafter provided no persons shall park any trailer or portable shack used as living quarters or business premises in any place or location within the City of Swift Current except in an established trailer court.
- b) The owner of a house trailer, while visiting in the City may, upon application at the City Engineer/Planner's office and payment of permit fee of \$1.00, be granted permission to park such trailer for a period not exceeding thirty (30) days upon the property occupied by the person being visited; provided, however, that no occupant of a trailer for which a permit has been obtained here under shall be actively employed in either the City of anywhere outside the City limits.
- c) Any Contractor requiring accommodation for a night watchman at a building site or a portable shack for storage of tools and supplies during construction may, upon application at the City Engineer/Planner's office and upon payment of a permit fee of \$1.00, be granted permission to park one trailer or portable shack on the site for a period not exceeding ninety (90) days to be used as living quarters for the watchman or for storage purposes and the permit may be renewed for a further period at the discretion of the City Engineer/Planner.
- d) A purchaser or owner of a lot in the City doing his own construction of a residence thereon may, upon application at the City Engineer/Planner's office, be granted permission to park one trailer at the rear of the said lot for a period not exceeding ninety (90) days to be used by himself and his family to live in during the construction of the residence and the said trailer shall be vacated when the residence is fit for occupancy.
- e) An owner of a house trailer may obtain a permit from the City Engineer/Planner's office to park the trailer upon his/her property for an unlimited period of time; provided, however, that the said trailer shall not be used as living or sleeping quarters or for business purposes.

5.

- a) Notwithstanding the provisions of Section 4 hereof, the Building Inspector may, subject to the approval of the plot plan, permit any person to park a trailer in any place or location within the City of Swift Current other than an established trailer court subject to the following regulations:
  - i) A trailer may be parked in any area or premises used for sales of trailers, motor vehicles or farm machinery and equipment.
  - ii) The said trailer may be used for sales or business office, and for no other purposes whatsoever, and shall be connected to the City's sewer and water mains.
  - iii) Unless otherwise herein provided the trailer shall comply with all zoning requirements and regulations for the area in which it is

parked as set out in \*Zoning Bylaw No. 1 - 1988\* of the Bylaws of the City of Swift Current and any amendments thereto.

- iv) If the trailer is located on an unpaved lot, a concrete slab for the full width and length of the trailer shall be constructed or laid and the said trailer shall be parked or placed on the said concrete slab.
- v) City sewer and water service connections shall extend into the concrete slab for connection to the trailer.
- vi) If the trailer is parked with the wheels and/or the undercarriage attached thereon, no skirting may be constructed along the bottom of the trailer.
- vii) If the wheels and/or the undercarriage are removed or detached from the trailer, the said trailer shall be placed on a concrete foundation or concrete footing.
- viii) When a corner lot is used as a premises for the sale of trailers, motor vehicles or farm machinery, no trailer used for business offices or any other trailers, motor vehicles or farm machinery offered for sale may be parked within the triangle or area of the lot formed by joining two points on the property lines each of which is not less than 4.6 meters from the corner of the property at the intersection of the public street and/or public street and lane as set out in the following illustration:

## **6. Supervision and Maintenance**

The operator of every mobile home court or trailer court shall:

- a) Maintain in good repair and sanitary condition the trailer court grounds, and all facilities, furnishings and equipment thereof, and shall provide continuous supervision during the time the trailer court is in operation.
- b) Provide sufficiently covered receptacles for all garbage refuse and liquid waste.
- c) Supervise the removal and disposal of all garbage refuse and liquid waste.
- d) Have available a first aid kit which shall be approved by the Medical Health Officer.

## **7. Water Supply and Sewerage**

- a) When City water supply mains and branches make water available by means of service pipes, each camp or park shall be supplied from this source only and shall be connected to the City sewerage system.

- b) Automobile trailer coach plumbing systems shall conform to acceptable sanitary practice and the Plumbing Bylaw of the City of Swift Current.
- c) Sewer openings shall be provided at each trailer unit for connection to the waste outlet of each trailer and all sewage and other water carried waste shall discharge therein.

## 8. Fire Protection

- a) Trailer courts and mobile home courts and park areas shall be kept free from litter, rubbish, and all inflammable materials.
- b) Water hoses and portable fire extinguishers shall be available and in good order and repair.

## 9. Buildings

All building, housing toilet rooms, washrooms, shower rooms, laundries or other places of human habitation or occupancy, erected on an automobile trailer camp shall be built in accordance with the City Bylaws governing the erection of buildings, fire prevention and safety, and the Swift Current regulations governing plumbing and drainage and any other governing regulations.

## 10. Location

- a) **Water Closets:** Buildings housing toilet rooms for persons of either sex, shall be not more than 30 meters or less than 15 meters from any trailer coach and separate bathing and toilet facilities plainly marked shall be provided for either sex, subject to approval as to plans as provided under this Bylaw and any other governing regulations.
- b) **Laundry Rooms:** Every laundry room shall be equipped with sufficient laundry facilities including hot and cold running water to accommodate the patrons of the trailer court or mobile home court.

## 11.

- a) **Minimum Site Area and Frontage for Mobile Home Court:** The minimum site area for a mobile home shall be 372.0 square meters per space and the minimum site frontage shall be 12.0 meters per space.
- b) **Minimum Site Area and Frontage for Trailer Court:** The minimum site area for a trailer coach shall be 140.0 square meters per space and the minimum site frontage shall be 7.6 meters per space.

## 12.

- a) **Distance From Property Line for Mobile Home Court:**
  - i) Minimum front yard shall be at least 4.6 meters.

- ii) Minimum side yard - mobile homes
  - a) Where the main or secondary entrance door on the long side of the mobile home faces a side lot line, the side yard shall be not less than 4.6 meters.
  - b) Where the main entrance door of a mobile home faces the front lot line and where no lane is provided, one side yard shall be not less than 4.6 meters.
  - c) Where there is no entrance door on the side of a mobile home facing a side lot line, the side yard shall be not less than 1.5 meters.
  - d) On a corner lot where the side yard abuts a street and the main entrance door of a mobile home does not front the side street line, the side yard shall be not less than 3.7 meters.
- iii) Minimum rear yard - mobile homes = 3.7 meters.

b) **Distance from Property Line for Trailer Court:**

- i) 4.6 meters from any other unit of accommodation; or
- ii) 3.0 meters from any buffer area or roadway.
- iii) Each space for a tent or trailer coach shall:
  - a) Abut and have an access roadway capable of accommodating the type of vehicle for which the space was designed.
  - b) Have all corners clearly and permanently marked on the ground.
  - c) Provide easily accessible parking space for one vehicle other than the unit of accommodation.

**13. Accessory Buildings and Structures For Mobile Home Court**

- a) The following accessory buildings or structures are permitted:
  - i) One carport roofed and enclosed on two sides and not exceeding 6.0 meters wide by 7.3 meters deep perpendicular to the access road.
  - ii) One private garage roofed and enclosed on all sides and not exceeding 6.0 meters wide by 7.3 meters deep perpendicular to the access road.



- iii) One private storage building not more than 2.5 meters high by 3.0 meters long, by 2.5 meters wide.
- iv) Porch, canopy, oil tank covering and mobile home skirting all of which shall be designed and clad in keeping with the mobile home.

Detached accessory buildings shall be set back a distance of not less than 1.5 meters from side or rear site lines.

**14.**

One parking space shall be provided for each mobile home.

**15. Additions**

Every single wide mobile home may have an addition, provided that:

- a) The addition is otherwise permitted.
- b) The addition does not project more than 3.7 meters.
- c) The required side yard is maintained.
- d) The addition is of a quality, design and construction that will complement the main structure.

**16.**

All known and suspected cases of communicable or contagious diseases shall be reported immediately to the local Health Officer by the owner, his agent, or the manager of the trailer court.

**17. Registration**

It shall be the duties of the owner, his agent or manager to keep a registration of all persons accommodated on the court. The registration shall include name and permanent address, car license number, trailer coach license number, Province or State, date of arrival and departure, and such registration shall be made available to the said Engineer's Department, Chief of Police or Public Health Inspectors upon request.

**18.**

It shall be the duty of the owner, his agent or manager, to cause each dog, cat or other animal, to be kept under control at all times, either by being tied up or confined in a proper enclosure.

\*Bylaw No. 60 -1988  
Dated December 19, 1988

## 19. Licenses

- a) Every occupant of a mobile home or trailer coach within a mobile home court or trailer court who occupies such mobile home or trailer coach for a period exceeding thirty (30) days shall pay a license fee based on the floor area of the mobile home or trailer coach as stated in Schedule "A". Such license fee shall be calculated as the applicable assessment multiplied by the total mill rate levied by the City in the previous calendar year and divided by twelve (12) to determine the monthly fee (to the nearest half dollar) for the current calendar year.
- b) The license fees imposed under Section (a) above shall be collected from the occupants of mobile homes or trailer coaches by the owner, operator, agent or manager of the mobile home court and shall be remitted to the Comptroller/Treasurer net of a 5% collection commission climbable by the owner, operator, agent or manager of the mobile home on or before the first business day of each month following collection with a list of all mobile homes or trailer coaches coming within the provisions of this section.

It shall be the duty and responsibility of the operator of a mobile home court or trailer court to advise the Comptroller/Treasurer of:

- i) Any mobile home or trailer coach moved out of the mobile home court or trailer court and the floor area of same.
  - ii) Any mobile home or trailer coach moved in the mobile home court of trailer court and the floor area of same.
- c) The operator shall be liable to the City of Swift Current for all license fees payable by the occupants of the trailer court or mobile home court.

Bylaw No. 21 – 1999  
September 20, 1999

## 20. Enforcement

- a) If the operator of a trailer court of mobile home court violates the provisions of this Bylaw the parties having jurisdiction may suspend or revoke the Permit issued by them to the operator and may order that the trailer court or mobile home court be closed to the public. In which case a notice to that effect shall be posted in a prominent place in an administration or office building or in a conspicuous place on the trailer court of mobile home court. Such trailer court of mobile home court shall then remain closed to the public until the breach of this Bylaw has been remedied and the Permit reinstated.
- b) Any person continuing to operate a trailer court of mobile home court after notice has been received by him to close the same shall in addition to any other penalty be liable to a fine of \$25.00 for each day the trailer court of mobile home court remains open until the order is complied with.

- c) Any persons who violates any of the provisions of this Bylaw is guilty of an offense and liable on summary conviction to a fine of not less than fifty dollars (\$50.00) and not more than two hundred dollars (\$200.00).
- d) Any owner or person entitle to possession of property who allows or permits any trailer or portable shack to be parked or has any trailer or portable shack parked on his property or on property to which he is entitled to possession in contravention of this Bylaw shall be guilty of an offense and liable on summary conviction to a fine not less than \$50.00 nor more than \$200.00.

21. **THAT** Bylaw 6 - 1957, 10 - 1957, 21 - 1958, 31 - 1960, 18 - 1973, 2 - 1977 and 14 - 1981 be rescinded.

22. **THIS BYLAW** shall come into force and have effect from and after the final passing thereof, and after the approval of the Minister of Municipal Affairs has been secured.

\_\_\_\_\_ **MAYOR** \_\_\_\_\_ **CITY CLERK**

***INTRODUCED AND READ a first time this 17<sup>th</sup> day of January, 1983.***

***READ a second time this 17<sup>th</sup> day of January, 1983.***

***READ a third time and finally passed this 17<sup>th</sup> day of January, 1983.***

**SCHEDULE "A"**

*Bylaw No. 24 - 1997  
Amended: November 3, 1997*

**SIZE OF MOBILE HOME/TRAILER**

<b>SQUARE FEET</b>	<b>SQUARE METRES</b>	<b>AVERAGE ASSESSED VALUE</b>	<b>MONTHLY FEE</b>
0-300	0-27.9	3,150	Determined by multiplying the applicable assessment times the total mill rate for the previous year and dividing by twelve.
301-400	28.0-37.2	4,150	
401-500	37.3-46.5	5,250	
501-600	46.5-55.8	6,000	
601-700	55.9-65.1	7,125	
701-800	65.2-74.3	8,250	
801-900	74.4-83.6	9,000	
901-1000	83.7-92.9	10,500	
1001-1100	93.0-102.2	11,250	
1101-1200	102.3-111.5	12,000	
1201-1300	111.6-120.8	13,500	
1301-1400	120.9-130.1	21,750	
1401-1500	130.2-139.4	23,250	
1501-1600	139.5-148.7	24,750	
1601-1700	148.8-158.0	26,250	
1701-1800	158.1-167.3	28,500	
1801-1900	167.4-176.6	30,000	
1901-2000	176.7-185.9	31,500	