

BYLAW NUMBER 7(76)

A BYLAW OF THE TOWN OF OUTLOOK IN THE PROVINCE OF SASKATCHEWAN TO REGULATE AND TO SET STANDARDS FOR CONSTRUCTION, MAINTENANCE, PLACEMENT AND LOCATION OF MOBILE HOMES IN THE TOWN OF OUTLOOK.

The Council of the Town of Outlook, in the Province of Saskatchewan enacts as follows:

Short Title:

1. This Bylaw may be cited as the "Mobile Home Bylaw."

Definitions:

2. In this Bylaw the following words or terms shall, unless the context otherwise requires, be held to have the following meaning:
 - (a) Authority having jurisdiction - shall mean the Building In appointed by the Council of the Town of Outlook or his duly authorized representative.
 - (b) Council - shall mean the Council of the Town of Outlook.
 - (c) Mobile Home - shall mean any compact and transportable detached one family dwelling by virtue of the nature of its overall design is so deemed in the absolute discretion of the Authority having jurisdiction, to be a Mobile Home and which has all of the following characteristics.
 - (1) Designed for permanent or long term occupancy for the domestic use of one or more individuals living as a single family unit, containing facilities for cooking, eating, living, sleeping and sanitary facilities, and with plumbing and electrical connections provided for attachment to outside systems.
 - (2) Designed with the capability of being moved many times within its useful life after fabrication on its own wheels, other trailers or detachable wheels.
 - (3) Designed that the minimum floor area is 500 square feet.
 - (d) Mobile Home Subdivision - shall mean any subdivision of land and the development thereof for the purpose of accommodating mobile homes in such manner that each home is situated on its own lot, which shall contain a minimum site area of 5,000 square feet, and in which all such lots, public open spaces, internal streets and lands, buffer zones and other amenity areas form a contiguous area of development.
 - (3) Mobile Home Site - shall mean a parcel of land zoned by Council to allow the locating and occupancy of a single Mobile Home unit thereon
 - (f) Minimum site frontage - shall mean 40 feet where the site is served by a lane, otherwise 50 feet.
 - (g) Town - shall mean the Town of Outlook.

Permits

3. (a) No person shall move a mobile home onto a Mobile home site in a Mobile home subdivision or commence any works on the site until a mobile home permit has been obtained.
- (b) Every applicant for a Mobile home permit shall comply with the following conditions:
- (1) The owner shall provide satisfactory proof that the home has been constructed in conformity with this Bylaw and that its physical condition is acceptable to the authority having jurisdiction.
 - (2) That the mobile home is to be placed on the approved site, supported by foundations and connected to services as hereinafter defined within six (6) months from the date of issuing of the permit and if such work is not completed within the said six (6) months the said permit shall be void and a new permit required.
 - (3) That the permit fee be paid to the Town under this Bylaw.
 - (4) The owner shall provide satisfactory proof that the electrical and plumbing works in the mobile home comply with relevant Province of Saskatchewan Electrical and Plumbing regulations.
 - (5) The owner shall provide satisfactory proof that he has entered into an agreement for the purchase of a lot in an area zoned by the Town of Outlook as a mobile home site.
 - (6) And any such other conditions as the authority having jurisdiction may deem advisable.
 - (7) In the event that the mobile home is not located in the Town and the authority having jurisdiction requires an inspection, the owner shall pay an inspection fee in accordance with the inspection fees for move-ins as established by Council by way of resolution from time to time to the authority having jurisdiction in order that he, or his agent may inspect the said home (said inspections do not include electrical or plumbing works and it is the owners responsibility to have said works inspected and approved by the proper authorities.)
- (c) The application for a Mobile Home permit shall:
- (1) be made in the form prescribed by the authority having jurisdiction;
 - (2) be signed by the owner of the mobile home;
 - (3) include copies in duplicate of the specifications, if available, plus scale drawings of the mobile home and of the foundations to support same showing:
 - (i) the dimensions of the mobile home and foundations, including the height of the foundation above street level.
 - (ii) the proposed use of each room or floor area.
 - (iii) the dimensions of the land on which the mobile home is to be situated and the position of the mobile home on said land, which positioning shall comply with the Zoning Bylaw of the Town of Outlook.

- (d) contain any other information required by this Bylaw or by the Authority having jurisdiction.
 - (e) The Mobile home permit provides only for the locating and placing of the mobile home upon 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 Outlook Building Bylaw.
4. No person shall remove a mobile home from a mobile site until a mobile home removal permit has been obtained. Every such permit shall be issued upon the following conditions
- (a) That all current taxes on the land and improvements have been paid to the Town; and
 - (b) That arrangements have been completed for the shutting off of all services; and
 - (c) That the property is left in a clean and tidy condition; and
 - (d) That the permit fee is paid; and
 - (e) Such other conditions as the authority having jurisdiction may deem advisable.

Fees:

5. Every person who makes an application for a permit under this bylaw shall tender with his application a fee in accordance with the fees as established by Council by way of resolution from time to time.

Foundations;

- 6 The mobile home shall be supported and secured by footings and foundations, or piers, or posts or other acceptable means to support the anticipated load at such points on its chassis frame as indicated by the manufacturer or as determined by CSA Mobile Home Structural Standards Z240.2 1970. Addition and extension foundation systems must be designed equal to and to compliment that of a mobile home.

Basements:

7. (a) The construction of basements or cellars for mobile homes shall conform to the National Building Code and Town Building Bylaw. Where provisions for a means of egress is not provided within the mobile home, such means of egress must be provided as described in Article "B".
- (b) An addition containing a means of egress from a basement or cellar must have dimensions not less than ninety-six (96) square feet and be within not more than five (5) feet from the main exit of the addition.
 - (c) No room of a mobile home intended for use as living or sleeping quarters shall be constructed in any cellar, as defined in the National Building Code, provided however, this clause shall not be construed as prohibiting the construction of any cellar room for use as a play room or recreation room or for workshop, storage or utility purposes.
 - (d) Finished foundation walls shall extend not less than eight (8) inches above finished ground level.

Attached or Ancillary Structures:

8. All attached and ancillary structures shall require a building permit and shall comply with the requirements of the National Building Code and the Building Bylaw of the Town of Outlook. All attached or ancillary structures such as porches, sun room additions, skirtings and storage facilities shall be factory prefabricated units or of an equivalent quality and shall be painted or pre-finished so the design and construction will compliment the main structure.

Skirting:

9. All mobile homes shall be provided with skirting extended from the bottom of the mobile home unit to the ground with adequate provision to compensate for vertical movement. Skirting shall be factory prefabricated units clad in prepainted metal siding, masonite X90 siding, reinforced painted panelling, stucco or equivalent and shall be so attached to the mobile home to prevent entry of rodents and other small animals. The skirting shall have a readily accessible removable panel not less than three feet wide and two feet high giving access to service connections.

Steps:

10. Mobile homes shall be provided with steps, landings and handrails to all entrances in accordance with the National Building Code. Steps shall be a minimum of three (3) feet wide and painted if other than concrete or aluminum.

Drainage:

11. Lot to be graded to drain surface waters to street and lane, the grade shall not be less than twelve (12) inches in twenty-five (25) feet. Roof drains outfall to concrete splash board away from foundations.

Maintenance:

12. No straw or other insulation of combustable material may be used in, under or around a mobile home.

Mobile Home Site Ownersh.

13. In mobile home subdivisions which are undertaken by the Town, title to the site shall not be transferred to a purchaser until all regulations contained in this Bylaw have been complied with.

Mobile Home Site Survey and Certificate:

14. (a) A site survey and certificate, by a fully qualified Land Surveyor shall be required before placing a mobile home on a mobile home site. The fee for such site survey and certificate when provided by the Town at the request of the mobile home owner, shall be in accordance with the fee established by the Saskatchewan Land Surveyors Association for providing a site survey and certificate.
- (b) The requirements of a site survey and certificate shall not apply to a site on which a site survey and certificate has previously been issued for an existing mobile home in respect to attached structures, ancillary structures, accessory building or private garages, and the said certificate is on record in the Town Office.

General Regulations:

15. (a) Any person who commences any work for which a permit is required under this Bylaw, without first having obtained a permit therefor, or carries on such work after a permit has been revoked, or who carries on such work after same has been directed stopped, is guilty of an offence under this Bylaw.
- (b) Neither the granting of a permit nor the approval of the drawings and specifications, nor inspections made by the authority having jurisdiction during the placing of the mobile home shall in any way relieve the owner of such mobile home from full responsibility for carrying out the work in accordance with the requirements of this Bylaw.

- (c) The person to whom a permit is issued shall, during construction, keep posted in a conspicuous place on the property in respect of which the permit was issued, a placard as supplied by the authority having jurisdiction.
- (d) Every owner of a mobile home shall permit the authority having jurisdiction to enter any mobile home building or premises at any reasonable hour for the purpose of administering or enforcing this Bylaw and shall not molest, obstruct or interfere with the authority having jurisdiction in the discharge of his duties under this Bylaw.
- (e) Obtain the written approval of the authority having jurisdiction before doing any work at variance with the approved document filed, after the permit has been issued.
- (f) Every mobile home located on a mobile home site shall be connected to the Town of Outlook sewage and water system. Water risers shall be protected from frost.
- (g) No eavestrough, rainwater or gutter pipe shall be built or constructed so as to permit or cause the water from the roof of any building to flow into the sanitary sewers of the Town of Outlook or upon adjoining property.

The Authority Having Jurisdiction:

16. (a) The authority having jurisdiction shall:

- (1) Administer and enforce this Bylaw;
 - (2) Keep proper records of all applications received, permits and orders issued, inspections and tests made, and shall retain copies of all papers and documents connected with the administration of his duties.
- (b) The authority having jurisdiction may
- (1) Enter any building or premises at any reasonable hour for the purpose of administering or enforcing this Bylaw;
 - (2) Cause a written notice to be delivered to the owner of any property directing him to correct any condition where in the opinion of the authority having jurisdiction that condition 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 of proof be submitted at the expense of the owner where such evidence or proof is necessary to determine whether the material, device, construction or foundation condition meets the requirements of this Bylaw;
 - (4) Revoke (or recommend to Council the revocation of) or refuse to issue a permit where in his opinion the results of the tests referred to in clause (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 is 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 ordinary registered mail, postage prepaid, mailed to the address given on the application for permit;
 - (6) Revoke (or recommend to Council the revocation of) a permit, where there is a violation of any provision of this Bylaw.

Penalties:

17. (a) Any person convicted of any breach of this Bylaw shall be liable to a penalty not exceeding One Hundred (\$100.00) Dollars and costs and in default of payment to imprisonment for not more than thirty days.
- (b) Conviction of a person for breach of any provision of this Bylaw shall not relieve such person from compliance therewith and the convicting magistrate or justice of the peace shall, in addition to any fine imposed, order such person to perform within a specified period any act or work necessary for the proper observance of this Bylaw or to remedy the breach thereof and after the expiry of that period, failing due compliance with the order, such person shall from time to time be liable on summary conviction to a further fine of not less than Five (\$5.00) Dollars nor more than Twenty-Five (\$25.00) Dollars for each day during which the breach continues or to imprisonment for not less than one (1) month or to both fine and imprisonment.


Effective Date:

18. This Bylaw shall come into full force and take effect on the day of the final passing thereof.


INTRODUCED and read a first time this 6th day of May 1976

READ a second time this 6th day of May 1976.

READ a third and final time this 6th day of May 1976.



J. G. Stewart, Mayor



L. W. Zarubiak, Town Administrator.

Certified True Copy



L. W. Zarubiak