

## **TOWN OF QUISPAMISIS**

### **BY-LAW NO. 8 MOBILE HOME PARKS AND TOURISM CAMPS BY-LAW (AS AMENDED)**

The Council of the Town of Quispamsis, under the authority of the Municipalities Act, enacts as follows:

1. This By-law may be cited as the "Quispamsis Mobile Home Parks and Tourist Camps By-law".

#### **INTERPRETATION**

2. In this By-law, unless the context otherwise requires:
  - a) "Advisory Committee" means a Planning Advisory Committee established under Section 12 of the Community Planning Act;
  - b) "Building Inspector" means the Building Inspector appointed by the Town;
  - c) "Community Planning Commission" means the Community Planning Commission of the Town;
  - d) "Council" means the Council of the Town;
  - e) "Mobile Home" means a trailer which has a flush toilet and bath or shower;
  - f) "Mobile Home Park" means a parcel of land upon which is located two or more mobile homes;
  - g) "Parking Space" means a plot of land within a mobile home park or tourist camp designated to accommodate or accommodating or upon which is situate a mobile home, cabin, tent, tent trailer or travel trailer, as the case may be;
  - h) "Tourist Camp" includes auto camp and any parcel of land upon which cabins are used or maintained for the accommodation of the public are located, or which is

used as a public camping ground for the accommodation of tents, tent trailers or travel trailers, whether or not a charge is made for the rental or use thereof;

- i) "Trailer" means any vehicle used for sleeping or eating accommodations or persons and so constructed as to be suitable for being attached to and drawn or propelled by a motor vehicle; notwithstanding that such vehicle is jacked up or its running gear removed;
- j) "Travel Trailer" means a trailer which does not have a flush toilet and a bath or shower.

### **APPLICATION**

- 3.
  - 1) Mobile home parks shall not be established, operated or maintained within the Town except in the following designated area:
    - a) all that area of land southeast of Provincial Highway Route one, more commonly known as the Mackay Highway and extending to the Town boundary;
  - 2)
    - a) Tourist camps shall not be established, operated or maintained within the Town except in the following designated areas: all that area of land bounded on the west by the Canadian National Railway line, bounded on the north by the eastern Town boundary, bounded on the east by Provincial Highway Route 1 and bounded on the south by a line representing the shortest distance between the intersection of the Stock Farm Road and Provincial Highway Route 1 and the Canadian National Railway line.
    - b) All that area of land bounded on the west and south by the western Town boundary, bounded on the east by a straight line representing the shortest distance between the intersection of the western Town boundary with the extension to the Model Farm Road where it crosses part of the Kennebecasis River and the intersection of the Hammond River Road and Neck Road and bounded on the north by a straight line representing the shortest distance between the last mentioned intersection and the short line of the Kennebecasis River.

### **LICENSE NECESSARY**

4.
  - 1) No person shall establish, operate or maintain a mobile home park or tourist camp unless such person holds a valid license issued under this By-law.
  - 2) The owner or operator of any mobile home park or tourist camp in existence on the coming into force of this By-law shall, within three months thereafter, make application to the Building Inspector for a license.
  - 3) An application for a license under subsection (1) or (2) shall be on a form prescribed by Council and signed by the applicant and shall set out:
    - a) the name and address of the applicant;
    - b) the location and description by metes and bounds of the mobile home park or tourist camp;
    - c) plans and dimensions of all buildings and other improvements constructed or to be constructed within the mobile home park or tourist camp; and
    - d) such other information as may be requested by the Building Inspector.

Such application shall have attached thereto a complete plan of the mobile home park or tourist camp disclosing compliance with the requirements of this By-law.

#### **ISSUING OF A LICENSE**

5.
  - 1) The Building Inspector shall issue a license if:
    - a) an application under Section 4 has been received;
    - b) the fee for which license has been paid; and
    - c) he is satisfied that the requirements of this By-law will be complied with.
  - 2) A license shall be valid until December 31st of the year in which the license is issued, but may be renewed by the Building Inspector.
  - 3) The fee for such license or renewal thereof, shall be twenty-five dollars (\$25.00).

#### **CONDITIONS OF A LICENSE**

6. No license shall be issued for a mobile home park or tourist camp unless:
- a) the Community Planning Commission is satisfied, after an investigation among residents of the area, that the proposed location of the mobile home park or tourist camp will not result in the deterioration of property values in the area and will not be contrary to the public interest;
  - b) in the case of a mobile home park, it is to be separated from adjoining properties by a natural or artificial barrier;
  - c) no building or other structure within a mobile home park or tourist camp and no parking space is closer to any highway, street or road than fifty (50) feet; and
  - d) no building or other structure and no parking space is closer to the mobile home park or tourist camp boundaries than twenty-five (25) feet and this set back area be maintained at all times free of any obstruction, natural or artificial, other than as required under clause (b).

#### **EXPANSION PERMIT**

- 7.
- 1) Subject to subsections (2) and (4), a license issued under Section 5 shall be valid only for the carrying out of such plans as have been submitted pursuant to subsection (3) of Section 4.
  - 2) Subject to clause (a) of Section 7, which shall apply mutatis mutandis, the Building Inspector shall, upon application by a license and being satisfied that the additions or expansions will be in conformity with the provisions of this regulation, issue an expansion permit authorizing addition to, or expansion of, the facilities authorized under a valid license.
  - 3) An application for an expansion permit under subsection (2) shall be in a form prescribed by the Council, signed by the applicant and shall set out:
    - a) the name and address of the applicant;
    - b) the location and description by metes and bounds of the mobile home park or tourist camp;

- c) plans and dimensions of all buildings and other improvements to be constructed within the mobile home park or tourist camp;
  - d) such other information as may be requested by the Building Inspector.
- 4) Where an expansion permit has been issued pursuant to subsection (2), the license issued under Section 5 shall be deemed to have authorized the expansion permitted by such permit.
- 5) The fee for an expansion permit shall be five dollars (\$5.00) if the application for the permit is received by the Building Inspector at any time other than simultaneously and no fee if received simultaneously, with the application for renewal of a license.

#### **SPACE PERMIT NECESSARY**

8. 1) a) No person shall establish, operate or maintain a mobile home park unless such person holds a valid space permit for each and every parking space upon which a mobile home is situate.
- b) The owner or operator of any mobile home park in existence on the coming into force of this By-law shall, within three months thereafter, make application to the Building Inspector for the necessary space permits.
- c) An application for a permit under subsections (1) and (2) shall be made on a form prescribed by Council and signed by the applicant and shall set out:
- a) the name and address of the applicant;
  - b) the name and address of the owners of the mobile home;
  - c) the make, year and serial number of the mobile homes situate upon the parking space;
  - d) such other information as may be requested by the Building Inspector.

### **ISSUING OF A SPACE PERMIT**

8. (2) a) The Building Inspector shall issue a space permit if:
- a) application under Section 8 (1) has been received;
  - b) the fee for such a permit has been paid; and
  - c) he is satisfied the requirements of this By-law will be complied with.
- b) A space permit for a parking space shall be valid for twelve months commencing with the first day of May in the year of issue or until such point in time when the parking space is vacated by the owners of the mobile home for which the space permit was issued.
- c) A space permit may be renewed by the Building Inspector if the same mobile home remains on the same parking space on the first day of May subsequent to the year of issue.
- d) The fee for such space permits, or renewal thereof, shall be Ten Dollars (\$10.00).

### **ENFORCEMENT**

8. (3) a) Every person who contravenes any provision of this By-law is guilty of an offence and on summary conviction is liable to a fine not less than \$20.00 and not more than \$50.00 for each offence.
- b) Where any person is convicted of not holding a valid license, space permit or site permit required by this By-law, the Judge of a Magistrate's Court may, unless such person has paid the fee for such license, space permit or site permit, order payment thereof in addition to the fine.
- c) Every person who has violated any provision of this By-law may pay to the Clerk of the Town the minimum fine prescribed for such violation and upon such payment, the person committing the violation shall not be liable to be prosecuted for that specific violation.

### **SITE PERMIT NECESSARY**

8. (4) a) No person shall establish, operate or maintain a mobile home upon a mobile home site unless such person holds a valid site permit.
- b) The owner of any mobile home site in existence on the coming into force of this By-law shall, within three months thereafter, make application to the Building Inspector for the necessary site permit.
- c) An application for a permit under subsection (1) and (2) shall be made on a form prescribed by Council and signed by the applicant and shall set out:
- a) the name and address of the applicant;
  - b) the name and address of the owners of the mobile home;
  - c) the make, year and serial number of the mobile home situate upon the parking space;
  - d) such other information as may be requested by the Building Inspector.

### **ISSUING OF A SITE PERMIT**

8. (5) a) The Building Inspector shall issue a site permit if:
- a) application under Section 8 (3) has been received;
  - b) the fee for such a permit has been paid; and
  - c) he is satisfied the requirements of this By-law will be complied with.
- b) A site permit for a parking space shall be valid for twelve months commencing with the first day of May in the year of issue or until such point in time when the parking space is vacated by the owners of the mobile home for which the site permit was issued.

- c) A site permit may be renewed by the Building Inspector if the same mobile home remains on the same parking space on the first day of May subsequent to the year of issue.
- d) The fee for such site permits, or renewal thereof, shall be Ten Dollars (\$10.00).

### **MOBILE HOME PARK REQUIREMENTS**

- 9. A mobile home park shall conform to the following requirements:
  - a) the mobile home park shall be located on a well drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water and shall be separated from adjoining properties by a natural or artificial barrier;
  - b) the mobile home park shall have a minimum area of 8 acres and designed to accommodate not less than twenty (20) trailers;
  - c) no dimension of the mobile home park shall be less than 300 feet, but in no event shall the average depth to average width ratio exceed 6 to 1;
  - d) parking spaces intended for mobile homes shall be provided clearly defined with a minimum area of 5,000 square feet and a minimum frontage of 50 feet, for each trailer;
  - e) trailers shall be so located on each parking space as to be not less than 20 feet from an internal roadway and there will be at least 25 feet clearance between trailers, provided however that when parked end to end, the end to end clearance between trailers will not be less than 15 feet;
  - f) all parking spaces shall abut on an internal roadway, which shall have unobstructed access to a public street or highway, or may, with the consent of the Council, abut on a public street or highway;
  - g) an internal roadway shall have a minimum right of way of 40 feet, with a usable surface for vehicular traffic of at least 20 ft.;
  - h) an electrical outlet supplying at least 110 volts shall be provided for each parking space intended for a mobile home; and



- i) not less than ten (10%) per centum of the gross area of a trailer camp shall be set aside for recreational use, generally provided in a central location and including suitable landscaping, all to be approved by the Commission.
- 10.
- (1) The minimum dimensions of a mobile home shall be 30 feet in length and 10 feet in width and shall be, in the opinion of the Building Inspector, structurally sound and otherwise fit for human occupancy.
  - (2) No building or structure shall be attached to a mobile home except as hereinafter permitted under this section.
  - (3) No building or structure shall be constructed or placed on any lot or in any mobile home park except a building or structure permitted by this by-law and a structure to house an office.
  - (4) The prohibition herein against any addition or accessory to a mobile home shall not apply to a canopy or awning designed for use with such, nor to any expansion unit or accessory structure specifically manufactured for such, nor to patios, porches and skirtings which, in the opinion of the Building Inspector, are designed and erected so as to harmonize with the mobile home.
  - (5) All mobile homes shall be provided with durable skirtings to screen the view of the undercarriage.

### **TOURIST CAMP REQUIREMENTS**

11. A tourist camp shall conform to the following requirements:
- a) the tourist camp shall be located on a well drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water;
  - b) a tourist camp, intended for travel trailers, tents or tent trailers shall have a minimum area of 8 acres and designed to accommodate not less than 20 travel trailers, tents or tent trailers;
  - c) no dimension of the tourist camp shall be less than 300 feet, but in no event, shall the average depth to average width ratio extend 6 to 1;

- d) parking spaces intended for cabins, travel trailers, tents or tent trailers shall be provided clearly defined with a minimum area of 1,600 square feet and a minimum frontage of 40 feet;
- e) cabins, travel trailers, tents and tent trailers shall be so located on each parking space as to be not less than 20 feet from an internal roadway and there will be at least 25 feet clearance between travel trailers, tents and tent trailers, provided however, that when parked end to end, the end to end clearance between travel trailers, tents and tent trailers will not be less than 15 feet;
- f) all parking spaces intended for cabins, travel trailers and tent trailers shall abut on an internal roadway, which shall have unobstructed access to a public street or highway;
- g) all internal roadways in a tourist camp shall be at least 30 feet wide where parking on the street is to be allowed but may be reduced to 20 feet where parking is provided off the roadway;
- h) dead end streets shall have a turning circle of at least 80 feet in diameter;
- i) no cabin, travel trailer, tent or tent trailer shall be located less than 25 feet from any service building.

12. A tourist camp shall be provided with toilets and other sanitation facilities which shall conform to the following requirements:

- a) the toilet and other sanitation facilities for males and females shall be either in separate buildings or shall be separated, if in the same building, by an opaque, soundproof wall;
- b) toilet facilities for males shall be supplied in a ratio of not less than:
  - i) one flush toilet and one urinal for every 12 cabins, travel trailers, tents or tent trailers, and
  - ii) one wash basin for every 12 cabins, travel trailers, tents or tent trailers;
- c) toilet facilities for females shall be supplied in a ratio of not less than:

- i) one flush toilet for every 12 cabins, travel trailers, tents or tent trailers, and
    - ii) one wash basin for every 12 cabins, travel trailers, tents or tent trailers;
  - d) each toilet mentioned in clauses (b) and (c) shall be a private compartment;
  - e) service buildings housing the toilet facilities shall be permanent structures complying with the Building By-law and shall be located not closer than 30 feet nor farther than 500 feet from any parking space;
  - f) service building floors shall be of water impervious material;
  - g) service buildings shall be:
    - i) well lighted at all times of the day and night,
    - ii) well ventilated with screened openings,
    - iii) constructed of such moisture proof material, which may include painted woodwork, as shall permit repeated cleaning and washing, and
    - iv) all service buildings and grounds of the tourist camp shall be maintained in a clean, sightly condition and kept free of any condition that will menace the health of any occupant or of the public or constitute a nuisance.
- 13. Laundry facilities shall be provided in a tourist camp in the ratio of not less than one double laundry tub for every 20 travel trailers, tents or tent trailers.

#### **WATER SUPPLY**

- 14. (1) An adequate supply of pure water for drinking and domestic purposes shall be supplied to meet the requirements of the mobile home park or tourist camp.
- (2) Each lot intended to accommodate or accommodating a mobile home or service building or upon which a cabin is situate, shall be provided with a water service connection.

### **SEWAGE DISPOSAL**

15. (1) Waste from showers, flush showers, baths, urinals, lavatories and laundries, whether in mobile homes, service buildings, cabins or other buildings within the mobile home park or tourist camp, shall be discharged into;
  - a) a public sewer system; or
  - b) a private sewer and disposal plant or other system approved by the New Brunswick Water Authority and the Department of Health.
- (2) Each parking space intended to accommodate or accommodating mobile homes or upon which a cabin is situate, shall be provided with a trapped sewer at least 4 inches in diameter, which shall be connected to receive the waste from the shower, bath, flush toilet, wash basin and kitchen sink of the mobile home or cabin located in such parking space having any or all such facilities.

### **GARBAGE RECEPTACLES**

16. (1) Tightly covered metal garbage cans shall be provided in quantities adequate to permit disposal of all garbage and rubbish.
- (2) Each parking space shall be provided with its own garbage can.
- (3) Garbage cans shall be kept in a sanitary condition at all times.
- (4) Garbage and rubbish shall be collected by the mobile home park or tourist camp operator or owner and disposed of as frequently as may be necessary to ensure that garbage cans shall not overflow.

### **FIRE PROTECTION**

17. (1) A mobile home park or tourist camp shall be equipped at all times with one adequate fire extinguisher to be approved by the Provincial Fire Marshall or his delegate, in good working order for every 10 parking spaces, which shall be located where they will be accessible at all times.

- (2) No open fires shall be permitted at any place which would endanger life or property and no fires shall be left unattended at any place.

**ORDAINED AND PASSED THIS**

13th day of October 1970.

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K. S. Settle

MAYOR

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E. Christine Young

CLERK

**S E A L**

Retyped and incorporated amendments  
July 1993