

## BY-LAW M-200

Being a by-law of the City of Dartmouth with respect to Mobile Homes and Mobile Home Parks.

1. In this by-law:

(a) "Building Inspector" means the Building Inspector of the City;

(b) "City" means the City of Dartmouth;

(c) "Council" means the Council of the City;

(d) "Local Street" means a right-of-way for persons and automobiles provided for the common use of mobile home owners in a Mobile Home Park;

(e) "Mobile Home" means a vehicular portable structure built on a chassis, designed to be used with or without a permanent foundation as a dwelling when connected to utilities and approved by the Canada Standards Association as a mobile home as evidenced by C.S.A. seal bearing serial number commencing with Z240; and does not include a single structure composed of separate mobile units each towable on its own chassis which when towed to a site are coupled together mechanically and electrically to form a single structure;

(f) "Mobile Home Park" means any land upon which two or more occupied mobile homes are located for a period of thirty days or more;

(g) "Mobile Home Space" means an area in the Mobile Home Park for the site of a mobile home;

(h) "Service Building" means a building in a Mobile Home Park designed to be used in association with the operation of the Mobile Home Park.

2. A person shall not install, construct, alter or repair a mobile home without having first obtained a permit from the Building Inspector.

2A. Notwithstanding any other section of this By-law, a permit to install a new mobile home shall not be issued unless the owner of the Mobile Home Park has a valid operating license, issued in accordance with by-law L-500 Respecting the Construction and Operation of Land-lease Communities.

3. (Repealed)

4. The Building Inspector shall be responsible for the enforcement of the provisions of this by-law.

5. (Repealed)

6. The Building Inspector may revoke a permit issued under this by-law when it appears to him that the person to whom the permit has been issued has violated any provisions of this bylaw. No permit shall be revoked unless the person to whom the permit was issued is given due notice and reasons for the proposed revocation and an opportunity to be heard.

7. Every permit issued under this By-law shall expire twelve months after the date of its issue provided, however, that if the work has begun under such permit City Council may renew the permit for a further period or periods, the number and duration of which shall be determined by Council.

8. (Repealed)

9. (Repealed)

#### GENERAL

10. All Mobile Home Parks shall conform to the following requirements:

(a) (Repealed)

(b) no more than one mobile home shall be permitted in each mobile home space;

(c) mobile homes shall be equipped with skirting or a similar type enclosure;

(d) (Repealed)

(e) (Repealed)

(f) all Service Buildings must comply with the Building Code Act and the Regulations made thereunder and the Building By-laws of the City.

11. (Repealed)

12. (Repealed)

13. (Repealed)

#### SPACING

14. All Mobile Home Parks shall conform to the following requirements:

(a) Repealed

(b) Repealed

(c) every mobile home shall be so located that it abuts on a driveway or street or on a local street having an unobstructed access to a public street;

(d) every mobile home space shall be set back a minimum of 12 feet from the street or right-of-way to be used in connection with the mobile home space; and

(e) a mobile home or portion thereof shall not be placed closer than 7 1/2 feet from the side or rear lot lines and shall not be closer than 40 feet to a building located in the Mobile Home Park.

15. (Repealed)

16. (Repealed)

17. (Repealed)

18. (Repealed)

19. (Repealed)

20. (Repealed)

21. (Repealed)

- 22. (Repealed)
- 23. (Repealed)
- 24. (Repealed)
- 25. (Repealed)
- 26. (Repealed)

#### PENALTIES

27. Every person who fails to comply with any provision of this By-law shall be liable on summary conviction to a fine not exceeding one hundred dollars and in default of payment of such fine to a term of imprisonment not exceeding two months.

#### CONFLICT WITH BUILDING BY-LAW

28. Where there is a conflict between any provision of this By-law and a provision of the Building Code Act and the Regulations made thereunder and the Building By-law of the City, the provision in the Building Code Act and the Regulations made thereunder and the Building By-law shall prevail. This By-law shall not be deemed to affect the obligation to acquire any permit under the provisions of the Building Code Act and the Regulations made thereunder and the Building By-law of the City.

#### APPLICATION OF BY-LAW

29. (1) Mobile Home Parks existing on the 1st day of November, 1976 shall be exempt from the following provisions of this By-law; provided however that they shall not be altered with respect to these provisions other than to more closely comply with them: 14.(d), (e).

(2) Notwithstanding anything contained in this by-law, mobile homes not bearing a C.S.A. seal commencing with the serial number Z240, in place before January 1, 1980, and single structures composed of separate mobile units coupled together mechanically and electrically to form a single structure, in place before the last day of January, 1980 may remain and may be used.

#### APPEAL

30. (1) An appeal shall lie to Council by a person aggrieved by any decision of the Building Inspector.

(2) Written notice of an appeal pursuant to subsection (1) shall be filed with the Clerk within fourteen days from the day the decision of the Building Inspector was communicated to the person applying for a permit or licence.

(3) The Council may confirm the decision of the Building Inspector or to do anything which is within his powers under this by-law.

31. By-law C-436 of the City as amended is hereby repealed.

Done and Passed in Council this 29th day of August, A.D. 1989

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Mayor

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City Clerk

**Amended by Halifax Regional Municipality By-law L-500**

Notice of Motion:	June 6, 2023
First Reading:	June 20, 2023
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