

BY-LAW NO. 3-85

BEING a By-law to license and regulate the placing and locating of mobile houses, trailer parks and tourist camps within the Rural Municipality of Lac du Bonnet, this By-law shall be known as the Rural Municipality of Lac du Bonnet trailer By-law.

WHEREAS by Section 439 of The Municipal Act and amendments thereto, any municipality may pass by-laws providing for the government and use of trailer 'picks, designating areas within the municipality that may or may not be used for a trailer park, tourist camp or for the parking of a mobile house, for prohibiting the parking or standing of a mobile house in the municipality, in a place other than a trailer park or in an area designated for the purpose, or for requiring licenses for trailers located within the municipality, and :fixing the fees to be paid for said licenses, and for imposing penalties for allure co comply with the said by-law.

AND WHEREAS it is deemed expedient and desirable to revoke By-law No. 843 the Rural Municipality of Lac du Bonnet.

NOW THEREFORE the Reeve and Council of the Rural Municipality of Lac du Bonnet hereby enacts as follows:

(I) DEFINITIONS

In this By-law:

- (a) "Council" means the Council of the Municipality of Lac du Bonnet.
- (b) "Development Agreement" means an agreement pertaining to the development of certain lands entered into between the Developer of the lands and the Rural Municipality of Lac du Bonnet.
- (c) "Development Permit" means a permit issued under a planning scheme or zoning by-law, authorizing development, and may include a building permit.
- (d) "Municipality" means the Rural Municipality of Lac du Bonnet.
- (e) "Mobile House" carries the meaning contained in The Municipal. Act.

For the purposes of this by-law mobile houses are further categorized as follows:

- (i) "Mobile Home" means a mobile house that is a compact and transportable detached one-family dwelling with all the following characteristics:
  - Designed for long-term occupancy for the domestic use of one or more individuals living as a single housekeeping unit, containing and having cooking, eating, living, sleeping, and sanitary facilities, and with plumbing and electrical connections provided for permanent attachment to outside systems.
  - Designed to be moved or transported after fabrication on its own wheels, other trailers, or detachable wheels.
  - Designed without provisions for its adaptation to a basement.
- (ii) "Travel Trailer" (including motor homes, tent trailers, and similar recreational vehicles) means a mobile house that is a self-propelled vehicle or vehicles without a motive power designed to be drawn by a motor vehicle to be used as a transient living accommodation facility for travel, recreation, business, trade, vacation and construction work, which is designed for frequent moves, but not for long term residential occupation. Travel trailers are capable of being licensed under The Highways Traffic Act.
- (f) "Trailer Park" carries the meaning contained in The Municipal Act.

For the purposes of this by-law, trailer parks are further categorized as follows:

- (i) "Mobile Home Park" means any premises which is designed. For the accommodation of two or more mobile homes as one-family dwellings whether or not a charge is made for such accommodation.
- (ii) "Travel Trailer Park" means any premises which is used or designed for the temporary accommodation of two or more travel trailers whether or not a charge is made for such accommodation.
- (g) "Mobile Home Space" means a space in a mobile home park for the placement of a mobile home.
- (h) "Travel Trailer Space" means a space in a travel trailer park for the placement of a travel trailer.
- (i) "Mobile Home Subdivision" means a parcel of land subdivided to provide mobile home sites in accordance with the subdivision approval procedure under The Planning Act.
- (j) "Mobile Home Site" means a site in a mobile home **subdivision** for the placement of a mobile home.
- (k) "Tourist Camp" means a camping area, whether or not a rental or other charge is made, for the use thereof, that is maintained and used primarily for:
  - (i) the accommodation of; and
  - (ii) the use for camping purposes, during the whole or part of the months of May to October, both inclusive by:
    - (a) automobile tourists; and
    - (b) other non-residents of the municipality in which the tourist camp is situated;
 

and includes any buildings or other structures or facilities intended for or to be used for **cooking**, personal cleanliness, washing, health or sanitation, or any one or more of all of those purposes.
- (l) "Tourist Camp Space" means a space in a tourist camp for the placement of a camping unit.
- (m) "License Inspector" means the Secretary-Treasurer of the Rural Municipality of Lac du Bonnet or any other person appointed by Council to administer and to enforce this By-law.

## II APPLICATION

- (1) This By-law shall apply to all of the Rural Municipality of Lac du Bonnet.
- (2) This By-law is subject to the Public Health Act, the Tourism and Recreation Act and the Building and Mobile Homes Act and regulations adopted pursuant to those acts.
- (3) (3) No person shall place or locate a mobile home or travel trailer on property within the Municipality unless the mobile home or travel trailer:
  - (a) Bears a label certifying compliance with the relevant construction codes or construction standards under regulations adopted pursuant to the Building and Mobile Homes Act (Canadian Standards Association Z240 series); and
  - (b) In the case of a mobile home, complies with all residential standards under the Manitoba Building Code.
- (4) No person shall place or locate a mobile home or travel trailer on property within the Municipality for a period exceeding 21 days without obtaining a license from the Municipality. A license fee shall not be required where the mobile home or travel trailer is assessed and subject to municipal and school taxes.

- (5) No person shall operate a mobile home park, travel trailer park or tourist camp without first having obtained approval with or without conditions from the Council and having registered the park or camp with the Municipality in the prescribed form.
- (6) All mobile homes and travel trailers to be placed or located within the Municipality shall be placed and located only within an approved and registered mobile home park or travel trailer park, a mobile home subdivision or private mobile home site as provided for and where permitted by the Lac du Bonnet District Planning Scheme 1970, as amended, or any subsequent zoning by-law.

### III. APPLICATION FOR LICENSE - MOBILE HOME SPACE OR TRAVEL TRAILER SPACE

- (1) Every applicant for a license to place or locate a mobile home or travel trailer within the Municipality for a period exceeding 21 days shall file with the License Inspector a written application form, Appendix B attached hereto, stating:
  - (a) the name, address and phone number of the applicant and/or occupant;:
  - (b) the name and the location of the mobile home park or travel trailer park;
  - (c) the name and address of the registered owner of the lands upon which= the mobile home or travel trailer space is located;
  - (d) the individual space to be occupied;
  - (e) a declaration that the mobile home or travel trailer is to be used for residential or other purposes;
  - (f) the make, the model, the serial number and the vehicle license number, where applicable, of the mobile home or travel trailer;
  - (g) the exterior dimensions of the mobile home or travel trailer, including attached structures;
  - (h) the main colors of the mobile home or travel trailer;
  - (i) a declaration that the mobile home or travel trailer bears a label certifying compliance with relevant construction codes or standards under regulations adopted pursuant to the Buildings and Mobile Homes Act (C.S.A. Z240 series) and in the case of a mobile home conforms to the residential standards under The Manitoba Building Code.
  - (j) Where the mobile home or travel trailer is to be located within an approved location not within a mobile home or travel trailer park or where a mobile home or travel trailer is to be located on a non-conforming vacated space in a development lawfully in existence prior to the coming into force of this by-law, the applicant shall provide a plan or sketch drawn to scale showing the exact location of the mobile home or travel trailer on the lands to be occupied, and showing the clearance between the mobile home or travel trailer and the limits of the land occupied, any existing buildings, mobile homes, travel trailers, structures and any street, road or avenue.

### IV. MOBILE HOME PARKS, TRAVEL TRAILER PARKS AND TOURIST CAMPS

- (1) All mobile home parks, travel trailer parks and tourist camps shall conform to the requirements established by the Lac du Bonnet District Planning Scheme 1970, as amended, or any subsequent zoning by-law subject to special provisions applicable to existing developments as may be set out in such Planning Scheme or zoning by-law and subject to such non-conforming rights as are set out in the Planning Act.
- (2) Application for approval and registration of a mobile home park, travel trailer park Or tourist camp shall be filed with the "License Inspector"; on a proper form, Appendix A attached hereto, and shall contain a plan at a suitable scale with the following information:
  - (a) the name and address of the applicant(s) and/or owner(s);
  - (b) the location of the proposed mobile home park, travel trailer park or tourist camp;

- (c) the size and the shape of the mobile home, travel trailer or tourist camp spaces;
  - (d) the size and the shape of those open areas intended for playgrounds, sports fields, pedestrian walkways, vehicle parking areas, or other such uses;
  - (e) the layout of the internal roadway system showing widths of proposed roads;
  - (f) the location of existing and/or proposed lighting units along internal roadways, where applicable;
  - (g) the location of existing buildings, mobile homes and travel trailers and their relationship to the proposed limits of mobile home, travel trailer or tourist camp spaces, roads, and adjacent buildings, mobile homes and travel trailers:
  - (h) the drainage facilities for surface water in the area;
  - (i) the location of garbage storage;
  - (j) the limits of the property within which the mobile home park, travel trailer park or tourist camp is located and the limits of the mobile home park, travel trailer park or tourist camp itself;
  - (k) the proposed design for onsite water distribution and sewage collection if an existing municipal system is not available for this purpose. If applicable, placement of existing or proposed common facilities for these purposes and for park or camp management shall be shown;
  - (l) any other information deemed necessary by Council.
- (3) As a condition of approval and registration of a mobile home park, travel trailer park or tourist camp Council may require that:
- a) the subject lands be appropriately designated under any existing development plan, planning scheme or zoning by-law; and  
except with respect to an application for registration of an existing development within the provisional period as set out in Section XIII hereof, that:
  - b) the owner/developer enter into a development agreement; and
  - c) the owner/developer obtain a development permit.

#### V. ANNUAL LICENSE FEES

- (1) Square foot area to include mobile home or travel trailer plus attached structures:
  - a) Less than 300 square feet                   - \$ 90.00
  - b) 300-700 square feet                       - \$ 150.00
  - c) 701-1000 square feet                      - \$ 210.00
  - d) over 1000 square feet                     - \$ 275.00
- (2) A license issued under this By-Law:
  - a) is not transferable;
  - b) is valid until the 31st day of December of the year of issuance, and may be renewed each subsequent year by payment of the license fee prescribed;
  - c) may be revoked by resolution of Council at any time for failure on the part of the licensee to abide by this by-law.
- (3) The owner of the land on which the mobile home or travel trailer is parked or standing shall be responsible to submit completed applications for individual licenses, Appendix B attached hereto, to the Municipality on or before the last day of each month of operations in respect of each mobile home and travel trailer to be located in excess of 21 days on his land for which a current license has not been issued.

- (4) The owner of the land on which the mobile home or travel trailer is parked or standing shall be responsible to collect the fees prescribed hereby and remit same to the Municipality prior to the last day of September of each year. If the owner fails to collect or remit the fee within the prescribed time, the amount thereof shall be added to the taxes payable in respect of the land and collected in the same manner as other taxes payable in respect of the land upon which the mobile home or travel trailer is parked or standing.

VI. INSPECTION

During reasonable hours, the License Inspector may inspect any premises licensed under this By-law for the discharge of his duties.

VII. ALTERATION TO STRUCTURES AND LAND

No additions or alterations shall be made to any mobile home, travel trailer, building, structure or land except where permitted by the Lac du Bonnet District Planning Scheme 1970, as amended, or any subsequent zoning by-law and only after a development permit has been issued by the Lac du Bonnet Planning District.

VIII. DUTIES OF THE LICENSE INSPECTOR

The License Inspector shall perform the following duties:

- (1) Maintain a supply of suitable application forms.
- (2) Receive and record all applications.
- (3) Issue a license for placement of a mobile home or travel trailer in the case of an application which meets all of the requirements of this By-law, following the receipt of proof that the fee payable has been paid.
- (4) Record all licenses approved.
- (5) Refuse to issue a license for placement of a mobile home or travel trailer in the case of an application which does not meet all of the requirements of this By-law.
- (6) Refer to Council any application for placement of a mobile home or travel trailer which requires the interpretation or the direction of Council.
- (7) Refer to the Lac du Bonnet Planning District for recommendation any application for the approval and registration of a mobile home park, travel trailer park or tourist camp prior to referral to Council.
- (8) Refer to Council any application for the approval an registration of a mobile home park, travel trailer park or tourist camp, accompanied by Planning District recommendations, for final decision.
- (9) Report any violations of the conditions of this by-law to Council for their direction.
- (10) Report to Council the locating or the placing of a mobile home or travel trailer within the Municipality for which no license has been acquired.

X APPEALS

Appeal against any decision of the Inspector must be made in writing, stating the grounds for complaint, to the Council, who shall determine the issue.

XI PENALTIES

- (1) Any person failing to obtain a license as required under the within By-law shall be subject to a penalty on summary conviction of a fine not exceeding Twenty-five Dollars (\$25.00) which fine shall be payable to the Municipality.
- (2) Any person committing a breach of this By-law other than failing to obtain a license shall be subject to a penalty on summary conviction of a fine not exceeding Five Hundred Dollars (\$500.00) and which fine shall be payable to the Municipality.

- (3) Where a corporation commits an offence against this By-law each Director or Officer or the corporation who authorized, consented to, connived at, or knowingly permitted or acquiesced in the doing of the act that constitutes the offence, is likewise guilty of the offence and liable on summary conviction, to the penalties for which provision is made in Sections XI (1) and XI(2) above.
- (4) In addition to Sections XI(1) and XI(2) above, any persons or corporation may be required to observe or perform such terms and conditions as a magistrate may impose.
- (5) Where the contravention, refusal, neglect, omission, or failure continues for more than one day, the person is guilty of a separate offence for each day it continues.

XII By-law No. 843 of the Rural Municipality of Lac du Bonnet is hereby repealed:

XIII This By-law shall have full force and effect immediately upon passage thereof:. Existing travel trailer, mobile home and tourist camp developments within the Municipality at the date of passage of this By-law shall be allowed a provisional period, which period will cease on the 31 day of March A.D. 1986,, in order to register under Section IV of this By-law. Within the provisional' period, licenses shall still be required for placement of mobile houses on property within the Municipality subject to pertinent Sections contained herein.

.DONE, PASSED and ENACTED in Council duly assembled, it the Council Chambers of the Rural Municipality of Lac du Bonnet, in the Village of Lac du Bonnet, in the - Province of Manitoba, this 7th day of May A.D. 1985.

*Original signed by Reeve*

Reeve

  
Secretary-Treasurer

Read a First Time this 5th day of Feb A.D. 1985.

Read a Second Time this 7th day of May A.D. 1985.

Read a Third Time this 7th day of May A.D. 1985.

APPENDIX A

UNDER THE RURAL MUNICIPALITY OF LAC DU BONNET TRAILER BY-LAW

BY-LAW NO. 3-85

APPLICATION FOR APPROVAL AND REGISTRATION •

OF A

MOBILE HOME PARK  TRAVEL TRAILER PARK  TOURIST CAMP

1. Applicant(s) and/or Owner(s): Name \_\_\_\_\_  
Address \_\_\_\_\_  
Ph. No. \_\_\_\_\_

2. Location of Park or Tourist Camp: \_\_\_\_\_

3. Proposed Name of Park or Tourist Camp: \_\_\_\_\_

4. Present Use of Site: \_\_\_\_\_

5. Existing Buildings, Mobile Homes & Travel Trailers: \_\_\_\_\_

6. Services:

a) Sewage Disposal

Present: Sewer \_\_\_\_\_ Septic Field \_\_\_\_\_ Other (Specify) \_\_\_\_\_

Proposed: Sewer \_\_\_\_\_ Septic Field \_\_\_\_\_ Other (Specify) \_\_\_\_\_

b) Water Supply

Present: Individual Wells \_\_\_\_\_ Piped Water \_\_\_\_\_ Other (Specify) \_\_\_\_\_

Proposed: Individual Wells \_\_\_\_\_ Piped Water \_\_\_\_\_ Other (Specify) \_\_\_\_\_

c) Garbage Storage

Who will be responsible for the removal of garbage?

Location of nearest waste disposal grounds \_\_\_\_\_

d) Drainage

How will the site be drained? Ditches  Storm Sewer  Curb & Gutter  Natural

7. Recreational and Other Facilities (where applicable)

Which of the following are being proposed in this development? (Include numbers proposed)

Common Boat Launch \_\_\_\_\_ Common Boat Dock \_\_\_\_\_

Individual Boat Docks \_\_\_\_\_ Common Beach Area \_\_\_\_\_

Tot Lot/Playground \_\_\_\_\_ Open Area/Sports Field \_\_\_\_\_

Sports Facilities \_\_\_\_\_ Vehicle Parking Areas \_\_\_\_\_

Others \_\_\_\_\_

8. Additional Information

At the discretion of Council, you may be required to provide additional information such as topography, surface and subsurface drainage, surveyor's sketch, etc.

9. Additional Comments

Any additional comments in support of this application should be attached on separate sheets and submitted with this application.

10. Plan

This application shall be accompanied by a plan in a reproducible form and at a suitable scale showing the overall layout of the park or tourist camp including the following:

- a) the size and shape: of individual spaces,
- b) the size and shape of those open areas intended for playgrounds, sports fields, pedestrian walkways, vehicle parking areas and other such uses,
- c) the layout of the internal roadway system showing widths of proposed roads and link-ups with the municipal or provincial road system, including names of internal roads,

Schedule "A" By-Law No. 3-85, continued

- d) the location of existing and/or proposed lighting units along internal roadways, where applicable,
- e) the location of existing buildings, mobile homes and travel trailers and their relationship to the proposed limits of individual spaces, road allowances and adjacent buildings, mobile homes and travel trailers,
- f) the proposed drainage pattern for surface water,
- g) the location of garbage storage,
- h) the limits of the property within which the park or tourist camp is located and the limits of the park of tourist camp itself,
- i) the location of any existing or proposed common facilities for water supply and sewage collection and for park or camp management,
- j) any pertinent environmental features such as creeks, natural drains, swamps, etc.

An applicant for registration of an existing park or tourist camp shall provide a plan and particulars of the existing development.

11. Section IV (1) of the Rural Municipality of Lac du Bonnet Trailer By-Law provides in part as follows:

"All mobile home parks, travel trailer parks and tourist camps shall conform to the requirements established by the Lac du Bonnet District Planning Scheme 1970, as amended, or any subsequent zoning by-law."

Please refer to the planning scheme for pertinent standards.

12. I certify that the information provided on this form and attached hereto is full and complete and is to the best of my knowledge a true statement of the facts concerning this application.

\_\_\_\_\_  
Signature of Landowner and/or  
His Designate

\_\_\_\_\_  
Date

This application with attachments should be submitted to The Rural Municipality of Lac du Bonnet at 48 Park N. (Box 100), Lac du Bonnet, Manitoba, ROE 1A0.



UNDER THE RURAL MUNICIPALITY OF LAC DU BONNET TRAILER BY-LAW

BY-LAW NO. 3-85

APPLICATION FOR INDIVIDUAL LICENSE

- 1. Mobile Home Space  Travel Trailer Space
- 2. Applicant and/or Occupant: Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 Phone No. \_\_\_\_\_
- 3. Name and Location of Park: \_\_\_\_\_
- 4. Registered Owner of Lands: Name \_\_\_\_\_  
 Address \_\_\_\_\_
- 5. Space to be Occupied: \_\_\_\_\_
- 6. Mobile Home  Travel Trailer : Make \_\_\_\_\_  
 Model \_\_\_\_\_ Serial No. \_\_\_\_\_  
 Vehicle License No. (Where Applicable) \_\_\_\_\_  
 Exterior Dimensions (Including attached structures) \_\_\_\_\_  
 Main Exterior Colors \_\_\_\_\_  
 Residential Use  Other Use
- 7. If not to be located in a registered park or if to be located on a conforming vacant space in a development lawfully in existence prior to the coming into force of this By-law, the license application is to be accompanied by a scaled plan or sketch showing exact location of mobile home or travel trailer and its relationship to limits of land occupied, existing buildings, mobile homes, travel trailers, structures and any street, road or avenue.
- 8. I certify that:
  - a) the information provided on this application and attached hereto is full and complete and is to the best of my knowledge a true statement of the facts concerning this application for license, and that:
  - b) the subject mobile home or travel trailer bears a label certifying compliance with relevant construction, codes and standards under regulations adopted pursuant to the Building and Mobile Homes Act (C.S.A. Z240 series) and in the case of a mobile home conforms to the residential standards contained within The Manitoba Building Code.

\_\_\_\_\_  
Applicant's Signature Date

9. License Fees:  
A fee of \_\_\_\_\_ for the period ending the 31st day of December, 198 \_\_\_\_\_ has been submitted.

\_\_\_\_\_  
Registered Owner of Land

10. This application for license in accordance with The Rural Municipality of Lac du Bonnet Trailer By-law, By-law No. \_\_\_\_\_, is hereby approved/refused this \_\_\_\_\_ day of \_\_\_\_\_, 198 \_\_\_\_\_. This license is valid for the period commencing January 1st, 198 \_\_\_\_\_ and ending December 21st, 198 \_\_\_\_\_

\_\_\_\_\_  
License Inspector