

VILLAGE OF HAMPTON
BY-LAW No. 11
MOBILE HOME PARKS AND TOURIST CAMPS
BY-LAW

The Council of the Village of HAMPTON under the authority of the Municipalities Act, enacts as follows:

1. This By-law may be cited as the "HAMPTON MOBILE HOME PARKS AND TOURIST CAMPS BY-LAW."

INTERPRETATION

2. In this By-law, unless the context otherwise requires:

- (a) "Building Inspector" means the Building Inspector appointed for the Village;
- (b) "Community Planning Commission" means the Community Planning Commission of the Village;
- (c) "Council" means the Council of the Village;
- (d) "Mobile Home" means a trailer which has a flush toilet and bath or shower;
- (e) "Mobile Home Park" means a parcel of land upon which are located two or more mobile homes;
- (f) "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, tent, tent-trailer or travel trailer, as the case may be;
- (g) "Tourist Camp" includes auto camp and any parcel of land 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;
- (h) "Trailer" means any vehicle used for sleeping or eating accommodations of 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;
- (i) "Travel Trailer" means a trailer which may or may not have a flush toilet and a bath or shower, and is used solely for vacation towing.

APPLICATION

- (1) Subject to section 3 (1) (b),
 - (a) No mobile home shall be located within the Village of Hampton except in a licensed mobile home park.
 - (b) This by-law shall not apply to any mobile home which, at the date of the passing of this by-law, had been located on a lot in the Village for at least two months. Such exempted mobile homes shall not be moved within the Village except to a mobile home park established under this by-law.

Trailer

3.

3. (2) (a) Subject to section 3 (2) b, no travel trailer shall be located within the Village except in a licensed tourist camp for a period not exceeding thirty (30) days;
- (b) This by-law shall not apply to a travel trailer used solely for vacation towing which is parked temporarily on a lot within the Village where the owner has his permanent house, except in a licensed trailer camp.

LICENCE NECESSARY

4. (1) No person shall establish, operate or maintain a mobile home park or tourist camp unless such person holds a valid licence 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 licence.
- (3) An application for a licence 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 LICENCE

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

ENFORCEMENT

6. (1) Where a licensee violates any requirement of this regulation, the Building Inspector shall;
- (a) give notice that the violation must cease within a period stated in the notice, not to exceed thirty (30) days; and
 - (b) if the violation does not cease within the period prescribed in the notice, revoke the licence.
- (2) A notice under clause (a) of subsection (1) shall;
- (a) be in writing;
 - (b) be signed by the Building Inspector;
 - (c) be served personally on, or sent by registered mail to the licensee;
 - (d) state the nature of the violation; and
 - (e) state the date before which the violation must cease.
- (3) Revocation of a licence shall be:
- (a) by notice in writing;
 - (b) signed by the Building Inspector and
 - (c) served personally on, or sent by registered mail to the licensee.

CONDITIONS OF A LICENCE

7. No licence 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)~~¹⁵ 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)~~² 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).

8. (1) Subject to subsections (2) and (4), a licence 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 licensee and being satisfied that the additions or expansion will be in conformity with the provisions of this regulation, issue an expansion permit authorizing additions to, or expansion of, the facilities authorized under a valid licence.

(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 licence 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 licence.

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 ensure 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~~ ^{2.25} and designed to accommodate not less than twenty (20) trailers;

(c) no dimension of the Mobile Home Park shall be less than ~~300 feet~~ ²⁰⁰, 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 ⁴⁶⁵ ~~5,000 square feet~~ and a minimum frontage of ~~50 feet~~ ¹⁵, for each trailer;

9 cont'd:

(e) trailers shall be so located ^{6m} on each parking space as to be not less than ~~20 feet~~ from an internal roadway and there will be at least ~~25 feet~~ ^{8m} 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~~ ^{5m}

(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 feet~~ ^{6m}

(h) an electrical outlet supplying at least 110 volts shall be provided for each parking space intended for a mobile home; and

(j) 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) ^{3m} The minimum dimensions of a mobile home shall be ^{9m} ~~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 three ~~37~~ ^{1 ha} 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~~ ^{91m}, but in no event shall the average depth to average width ratio exceed 6 to 1.

11. cont'd:

(d) parking spaces intended for travel-trailers, tents or tent-trailers shall be provided, clearly defined with a minimum area of ~~900 square feet~~ ^{84m²} and a minimum frontage of ~~30 feet~~ ^{9m};

(e) Travel-trailers, tents and tent-trailers shall be so located on each parking space as to be not less than ~~20 feet~~ ^{6m} from an internal roadway and there will be at least ~~15 feet~~ ^{4.5m} 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~~ ^{5m};

(f) all parking spaces intended for 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 ^{9m} 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~~ ^{6m} where parking is provided off the roadway;

(h) dead-end streets shall have a turning circle of at least ~~80 feet~~ ^{24m} in diameter;

(i) no travel-trailer, tent or tent-trailer shall be located less than ~~25 feet~~ ^{8m} 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 every 12 travel-trailers, tents, or tent-trailers, and

(ii) one wash basin and one shower for every 12 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 travel-trailers, tents or tent-trailers, and

(ii) one wash basin and one shower for every 12 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~~ ^{9m} nor farther than ~~500 feet~~ ^{152m} from any parking space;

12. cont'd:
- (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, shall be provided with a water service connection.

SEWAGE DISPOSAL

- 15.
- (1) Waste from showers, flush toilets, baths, urinals, lavatories and laundries, whether in mobile homes, service buildings, 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, 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 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.

16. cont'd: (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 10th. day of AUGUST 1971.

1st. reading: July 6th. 1971

2nd. " Aug. 10th. 1971

3rd. " Aug. 10th. 1971

Signed: Alan C. Hicks
Mayor

Signed: Evelyn M. Bewland
Clerk