



BYLAW NO. 408/20 MOBILE HOME BYLAW

A BYLAW OF THE TOWN OF STRASBOURG, IN THE PROVINCE OF SASKATCHEWAN, TO PROVIDE FOR THE REGULATING OF MOBILE HOMES AND FOR THE LICENSING THEREOF

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

1. DEFINITIONS

1.1 In this Bylaw:

- a. **Council** - The Mayor and Councillors of the Town elected pursuant to the provisions of *The Local Government Election Act, 2015*.
- b. **Mobile Home** - A prefabricated trailer coach supported on a steel frame:
 - (i) That is used as a dwelling for permanent or year round living;
 - (ii) That has water faucets and shower or other bathing facilities that may be connected to a water distribution system;
 - (iii) That has facilities for washing and a water closet or other similar facility that may be connected to a sewerage system;
 - (iv) May or may not have a permanent foundation; and
 - (v) That conforms to Canadian Standards Association (CSA) #Z240 MH.
- c. **Mobile Home Court** - Any tract or parcel of land on which two or more occupied mobile homes are harboured or are permitted to be harboured whether or not a charge is made or paid for the use thereof, and includes any building or structure used or intended to be used as part of the equipment of such mobile home courts, but does not include an industrial or construction camp or any such court if a tent or trailer coach that is not a mobile home is also harboured or is permitted to be harboured thereon.
- d. **Occupant** - A person residing on land or in a building and/or entitled to the possession of land or a building if there is no person residing on the land or in the building.
- e. **Town** - The Town of Strasbourg.

2. GENERAL PROVISIONS

- 2.1 Every occupant of a mobile home in a mobile home court shall remit to the Town on or before the last day of each month, after normally residing in a mobile home court for more than thirty (30) days, a monthly lot rental fee and a monthly license fee based on the square footage of the mobile home and any addition thereto in the amount set out in Schedule "A" of this Bylaw.
- 2.2 Every occupant of a mobile home shall within a period of fifteen (15) days after installing a mobile home in a mobile home court or on any lot as approved by the Town, register the said installation with the Town. Registration will involve completion of Schedule "B" of this Bylaw.
- 2.3 Every occupant of a mobile home shall upon enlarging said mobile home, register the said occurrence with the Town. Registration will involve completion of any required permits including but not limited to a development permit, building permit, and any other applicable municipal or provincial permits as required.

2.4 Every occupant of a mobile home upon moving said mobile home, register the said occurrence with the Town. Registration will involve completion of any required permits including but not limited to a moving permit and any other applicable municipal or provincial permits as required.

2.5 No person shall place or cause to be placed a mobile home on any location other than within a Town approved mobile home court, or any other location without previous approval of the Town.

2.6 No person shall establish or construct a mobile home court within the Town.

3. PENALTIES

3.1 Any occupant who contravenes any provisions of this Bylaw shall be liable on summary conviction to a fine of not less than one hundred (100) dollars and not more than one thousand (1,000) dollars.

3.2 A mobile home license fee and lot rental fee is a debt owed to the Town. As a result, the Town may sue the occupant or send the outstanding amount to a collection agency.

4. SEVERABILITY

4.1 A decision of the court that one or more of the provisions of this Bylaw are invalid in whole or in part does not affect the validity, effectiveness, or enforceability of the other provisions or parts thereof with respect to this Bylaw.

5. REPEAL

5.1 Bylaw No. 71/72 being a Bylaw to License Occupants of Trailers, Mobile Homes, and Portable Shacks is hereby repealed.

5.2 Bylaw No. 95/76 being a Bylaw to Amend Bylaw No. 71/72 also known as the Bylaw to License Occupants of Trailers, Mobile Homes, and Portable Shacks is hereby repealed.

6. COMING INTO FORCE

6.1 This Bylaw shall come into force and take effect on the final date of passing by Council.



Mayor

Jennife Josephsen

Administrator

Certified to be a true copy of Bylaw No. 408/20 adopted by the Council of the Town of Strasbourg, on the 9th day of September, 2020.

[SEAL]

Administrator



SCHEDULE "A" TO BYLAW 408/20 CLASSIFICATION OF MOBILE HOME LICENSING & LOT RENTAL FEES

Gross Floor Area	License Fee Per Month	Lot Rental Fee Per Month
Less than 300 square feet	\$7.50 per month	\$100.00 per month
301 – 400 square feet	\$9.00 per month	\$100.00 per month
401 – 500 square feet	\$10.50 per month	\$100.00 per month
501 – 600 square feet	\$12.50 per month	\$100.00 per month
601 – 700 square feet	\$14.00 per month	\$100.00 per month
701 – 800 square feet	\$15.50 per month	\$100.00 per month
801 – 900 square feet	\$17.00 per month	\$100.00 per month
901 – 1,000 square feet	\$19.00 per month	\$100.00 per month
1,001 – 1,100 square feet	\$20.50 per month	\$100.00 per month
1,101 – 1,200 square feet	\$21.50 per month	\$100.00 per month
1,201 – 1,300 square feet	\$23.00 per month	\$100.00 per month
1,301 – 1,400 square feet	\$25.00 per month	\$100.00 per month
1,401 – 1,500 square feet	\$26.50 per month	\$100.00 per month

Town of Strasbourg



MOBILE HOME REGISTRATION FORM SCHEDULE "B" TO BYLAW 408/20

I, _____, occupant(s) of the mobile home hereunder described, hereby register the mobile home as living quarters in the Town of Strasbourg located at:

Civic Address: _____

Legal Description: _____

Date of Entry to Mobile Home Court: _____

Description of Mobile Home

Make: _____

Measurements: _____ feet wide x _____ feet long = _____ square feet

Signature of Occupant

Signature of Occupant

Mobile Home License and Lot Rental Fee Information

Every occupant of a mobile home in the Town of Strasbourg mobile home court on Pierce Street shall remit to the Town on or before the last day of each month, a monthly lot rental fee and a monthly license fee based on the square footage of the mobile home and any addition thereto in an amount as established by the Town's Mobile Home Bylaw. The fees are levied by the Town and is a debt of the mobile home occupant. The attached Schedule "A" from the Town's Mobile Home Bylaw establishes mobile home categories. The authority of charging such a fee is provided for under *The Municipalities Act*.

Mobile homes that are located outside the Town's mobile home court on Pierce Street do not pay a mobile home license and lot rental fee. Instead, these mobile homes are subject to property tax just like all other properties in the Town of Strasbourg. Mobile home license fees are split between the Town and the School Division.

A mobile home license fee is a debt owed to the Town. As a result, the Town can sue the occupant or send the outstanding amount to a collection agency. The Town may use one or both of these options to collect outstanding mobile home license fee accounts.