

RURAL MUNICIPALITY OF ST. CLEMENTS

BY-LAW NO. 17-2025

Being a By-Law of the Rural Municipality of St. Clements to set fees and regulations for mobile home parks within the R.M. of St. Clements.

WHEREAS the provisions of Section 232 of *The Municipal Act* and amendments thereto, give the Municipality the authority to inter alia, regulate activities occurring on private property within the Municipality;

AND WHEREAS it is the intention and desire of the R.M. of St. Clements that a mobile home located outside of a trailer park be assessed as a building, and that all persons desiring to locate a mobile home outside a trailer park within the R.M. of the St. Clements be required to comply with the Municipal Zoning By-Law and be required to obtain, in addition to approval of the location of the mobile home site, a building permit as for a building from the Red River Planning District.

NOW THEREFORE the Council of the Rural Municipality of St. Clements, duly assembled, hereby enacts as follows:

1. DEFINITIONS

In this By-Law:

- (a) "Council" means the Council of the Rural Municipality of St. Clements.
- (b) "Municipality" means the R.M. of St. Clements.
- (c) "mobile home" means a structure that:
 - (i) is so constructed as to be capable of being attached to, and drawn on highways by, a motor vehicle, or which can be propelled by a motor vehicle engine installed therein of thereon, and
 - (ii) is intended to be used, and is used by persons for living, sleeping, eating or business purposes, or any one or more of all of those purposes.
- (d) "Mobile Home Park" means any premises which are designated for residential use, whether on a seasonal basis or otherwise, and are designed for the accommodation of two or more mobile homes whether or not a charge is made for such accommodation, and includes any area that is intended to be used, and is used, primarily as a site for the placing or parking of mobile homes, 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 or all of those purposes.

- (e) "License Inspector" means the Chief Administrative Officer (CAO) of the R.M. of St. Clements, or any other person appointed by the CAO to administer and to enforce this by-law.
 - (f) "Building Inspector" means the Red River Planning District
- 2. A mobile home does not cease to be such because it is at any time removed from its wheels and other running gear, or has been jacked up and placed on temporary supports, or has been both so removed and so jacked up and placed.
 - 3. All mobile homes located on any lot where sewer and water services are not available shall be provided with a sewage disposal system in conformity to the existing legislation affecting the site on which the mobile home is located.
- 4. APPLICATION FOR LICENSE - MOBILE HOME SITE
- Every applicant for a license to place or locate a mobile home in a trailer park within the Municipality shall file with the license inspector a completed application as attached as Schedule "B" of this by-law. Council shall be entitled to revise the application for license for a mobile home site as defined on attached Schedule "B" or otherwise by resolution from time to time.
- 5. LICENSING FEES
- (a) The owner or the operator of any mobile home park shall be responsible to collect and pay over to the Municipality on the 25th day of each and every month in each and every year the licensing fees hereinafter provided for in respect of each mobile home site located on the said lands or in such mobile home park. A report detailing all lots, civic address, owner name and mailing address shall be provided with payment of licensing fees.
- The licensing fees referred to herein are set out on attached Schedule "A". Council shall be entitled to revise the annual license fee for a mobile home park as defined on attached Schedule "A" or otherwise by resolution from time to time.
- (b) Failure to collect or remit the fee set out in clause (a) aforesaid, shall entitle the Municipality, in its discretion, to add the amount of the fees outstanding from time to time to the taxes payable in respect of the land on which the mobile home is parked or standing, and further, will allow the Municipality to collect same in the same manner as other taxes payable in respect of the land upon which the mobile home is parked or standing.

6. DUTIES OF THE LICENSE INSPECTOR

The License Inspector shall perform the following duties:

- (a) Inspect from time to time all mobile homes affected by this by-law and report any violations of the conditions of this by-law to Council for their discretion.
- (b) Refer to Council any application which appears to require the interpretation or direction of Council.

7. APPEALS

Any appeal against a decision of the License Inspector must be made in writing, stating the grounds for complaint, to the Council, who shall determine the issue.

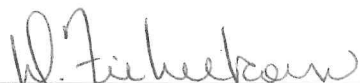
8. PENALTIES

The penalty for the violation of any provision of this by-law is:

- (a) A fine not exceeding five hundred Dollars (\$500.00)
- (b) Cancellation of the license
- (c) The license inspector or building inspector may require the relocation or removal of any mobile home located upon any lands within or outside a trailer park without prior permission, if the provisions of this By-Law, the

9. By-Law 4-2016 and any amendments hereto are hereby repealed.

DONE, PASSED and ENACTED in open Council this 9th day of December, 2025



Mayor



Chief Administrative Officer

Read a First time this 18th day of November, 2025.
Read a Second time this 9th day of December, 2025.
Read a Third time this 9th day of December, 2025.

SCHEDULE "A" TO BY-LAW NO. 17-2025

Licensing Fees – Mobile Home Parks

2026 - January 1 to March 31	\$ 44.00 per month per lot
2026 - April 1 to December 31	\$ 47.00 per month per lot
2027 - January 1 to December 31	\$ 50.00 per month per lot
2028 - January 1 to December 31	\$ 51.00 per month per lot
2029 - January 1 to December 31	\$ 52.00 per month per lot

SCHEDULE "B" TO BY-LAW NO. 17-2025

RURAL MUNICIPALITY OF ST. CLEMENTS

Licensing By-Law No. 17-2025

Application on a Mobile House Site within a Mobile Home Park

Application Date: _____

I, a Tenant of _____
(Name and Location of Mobile Home Park)

Hereby apply for a license under By-Law 17-2025 to place a mobile house on

(Location of Site to be occupied)

And declare it will be used for residential purposes only.

Owner of Trailer: _____

Make and Model: _____

Serial Number: _____

CSA#: _____

Main exterior Color of Trailer: _____ Age of Trailer: _____

The mobile house was previously located at: _____

Under license No.: _____

Receipt of copy of By-Law 17-2025 is hereby acknowledged.

Signature of Applicant

For Municipal Use Only

License Approved as at: _____
(date approved)

R.M. of St. Clements

Fee By-Law 17-2025