



**Town of Woodstock By-Law No. 136.2**  
**A By-Law to Regulate Mobile Home Parks**

Under authority vested in it by the *Local Governance Act*, SNB 2017, section 10 (1) and amendments thereto, the Council of the Town of Woodstock enacts as follows:

**1. Title**

This by-law may be cited as a by-law to regulate mobile home parks.

**2. Definitions**

“accessory building” means a detached subordinate building located on the same lot as the main building, structure or use to which it is accessory, the use of which is naturally or customarily incidental and complementary to the principal use of the land, building or structure.

“building inspector” means the building inspector appointed by the council of the Town of Woodstock;

“mobile home” means a trailer containing a water closet and a bath or shower;

“mobile home park” means a parcel of land intended as the location, for residential purposes, of ten or more mobile homes.

“mini home” means a building unit that is designed to be used with or without a permanent foundation as a dwelling for humans, that has a width of less than six meters throughout its entire length exclusive of steps and porches, that is not fitted with facilities for towing or to which towing apparatus can be attached and that is capable of being transported by means of a flat-bed float from the site of its construction without significant alterations;

“space” means a plot of land within a mobile home park designated to accommodate, or accommodating, one mobile home;

“trailer” means any vehicle used for sleeping or eating accommodation of persons and so constructed as to be suitable for being attached to and drawn by a motor vehicle, notwithstanding that such vehicle is jacked up or its running gear removed.

### **3. Application**

This regulation is effective throughout the Town of Woodstock in those areas of the municipality zoned “residential, mobile home”.

### **4. Scope**

This regulation provides for the regulating of mobile home parks. For the purposes of this by-law, the words “mobile home” shall also mean “mini home”.

### **5. Prohibition**

5.1 Except for purposes of storage, no mobile home or mini home may be placed or located except:

- (a) In the case of a mobile home or mini home;
  - (i) In an area to allow a mobile or mini home; or
  - (ii) In a trailer camp or other accommodation licensed, or of a standard which qualify it for license, for such purpose under the tourism development act.

### **6. Park Requirements**

6.1 A mobile home park shall conform to the following requirements:

- (a) A park shall be located on a well-drained parcel of land, properly graded to insure rapid drainage and freedom from stagnant pools of water;
- (b) Subject to subsection (2), a park shall incorporate a buffer area;
- (c) Subject to subsection (3), a park shall be serviced by an internal roadway system;
- (d) A park shall contain at least ten spaces;
- (e) A park shall be serviced by public power and telephone service and the facilities installed within the park therefore shall be of a standard acceptable to the supplying utility;
- (f) A park shall be serviced by common water and sewer facilities as approved by the Town of Woodstock. It shall be the responsibility of the owner to build or upgrade any municipal services in order to accommodate the requirement of the park;

- (g) All spaces shall be:
  - (i) Clearly defined on the ground by permanent markers,
  - (ii) Have and contain a width of at least 12 meters and a depth of at least 30 meters,
  - (iii) Abut the internal roadway system,
  - (iv) Be indicated by numbers corresponding to numbers shown on the approved plan,
  - (v) Be serviced by facilities mentioned in paragraphs (e) and (f),
  - (vi) Not include any part of a buffer area required under paragraph (b);
- (h) No mobile home shall be located within:
  - (i) 3 meters of the internal roadway system,
  - (ii) 1 meter of the side of a space,
  - (iii) 2 meters of the rear of a space,
  - (iv) 7.5 meters of a boundary of the park, or a service building within it,
  - (v) 12 meters of a dwelling house;
- (i) Motor vehicle parking accommodation for the occupant's vehicle shall be provided on each space and, for each four spaces which do not have further accommodation for visitor parking of one vehicle, one such accommodation shall be provided in parking areas dispersed throughout the park, such accommodation being surfaced with an appropriate material and compacted so as to be durable and adequate to support maximum anticipated loads during all seasons.
- (j) All park entrances and exits and the internal roadway system shall be lighted at night, with the lighting so arranged that its direct rays do not fall on adjoining premises;
- (k) All service buildings shall be permanent structures complying with the national building code of Canada;
- (l) All mobile homes in the park shall be provided with durable skirting, designed and placed so as to harmonize therewith; and;
- (m) No building, structure or mobile home appurtenance may be placed or erected on a space except:
  - (i) A canopy, awning, expansion unit, accessory structure, carport or porch, if factory-built, designed for, attached to and harmonizing with the mobile home,
  - (ii) A porch or entry, if the floor area thereof does not exceed 2.5 square meters and it is designed for, attached to and harmonizing with the mobile home,
  - (iii) A factory-built accessory storage building which is to be placed in the side or rear yard, 1.5 meters from the nearest property lines, or
  - (iv) A clothes drying line,

- (v) A deck no larger than 15 square meters,
- (n) The owner of the mobile home park shall be responsible for the placement of all required street signage and the placement of crosswalks where necessary.

6.2 A buffer area mentioned in paragraph 6.1 (b) shall:

- (a) Consist of an area at least 3 meters wide within and abutting the boundaries of the park, except that, where a set-back is required by regulation or by-law, the buffer area shall be in excess of the minimum required set-back,
- (b) Have trees or other planting planted herein and maintained in good condition, sufficient to screen the park from adjoining properties and highways;
- (c) Be maintained clear of any mobile homes, buildings, structures or service facilities other than waterfront recreation facilities; and
- (d) Contain no internal roadways except those which cross it as close to right angles as practicable and connect directly with the internal roadway system contained within the remainder of the park.

6.3 An internal roadway system mentioned in paragraph 6.1 (c) shall:

- (a) Have a width of at least 12 meters;
- (b) Have a travel portion at least 6 meters wide, with a paved surface of minimum 2" thickness and with a base sufficient to support anticipated loads;
- (c) Give access to all spaces and service buildings in the park; and
- (d) Afford access to a public highway, such access to meet the highway as close to right angles as practicable.

6.4 Complete plans showing street and lot layout and sizes, together with all services shall be submitted to the Planning Director or the Director of Development who shall inspect said documents to ensure compliance with the provisions of this by-law prior to issuing approval to construct or modify any mobile home park.

7.2 The occupant of a mobile home in a mobile home park shall deposit garbage and rubbish in a suitable container and shall not otherwise allow the deposit or accumulation thereof of the space on which the mobile home is placed.

8.1 No mobile home, mini home, mobile home appurtenance or other building or structure may be placed, located or erected on a mobile home site unless a building permit therefore has been issued.

8.2 Subject to subsection (3), a building inspector may issue a building permit to allow the placing or locating of a mobile home on a lot for a temporary period indicated on the permit but not exceeding one year, if such mobile home is intended for use by the owner or builder of a dwelling under construction on the same lot.

8.3 Where a building permit mentioned in subsection (2) has been issued,

(a) The permit is valid for the period indicated thereon; and

(b) The owner or person in whose name the permit was issued shall remove the mobile home from the lot prior to the expiration of the permit.

9. The planning advisory committee of the Town of Woodstock may, by resolution, grant variance(s) to any provision of this by-law.

First Reading          July 15<sup>th</sup>, 2025

Second Reading      \_\_\_\_\_

Third Reading        \_\_\_\_\_

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Trina Jones, Mayor

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Christine Jewett, Clerk