



# MOBILE HOME DEVELOPMENT REGULATIONS

---

## REG-12

Under and by virtue of the powers conferred by Section 63 of the Urban and rural Planning Act, RSN 1990, c U-7, and of all other powers enabling him in that behalf, the Minister of Municipal and Provincial Affairs has made the following regulations which were approved by His Honor the Lieutenant – Governor Council.

**ARTHUR D. REID, M.H.A.**  
**Carbonear District**  
**Minister of Municipal & Provincial Affairs**

**H.H. STANLEY**  
**Clerk of the Executive Council**

---

1. These Regulations may be cited as the Mobile Home Development Regulations.
2. In these Regulations:
  - a. “Authority” means the Authorized Administrator of the Municipal Plan;
  - b. “Mobile Home Stand” means an area within a mobile home lot which has been prepared for the placement of a mobile home unit.
3. These Regulations shall apply in municipalities where plans are in effect pursuant to the Urban and Rural Planning Act.
4.
  - a. A mobile home lot must be provided with a mobile home stand capable of supporting the maximum anticipated load of the mobile home throughout all seasons of the year without settlement or other movements.

- b. A mobile home stand must be designed to fit the dimensions of the particular mobile home positioned on the mobile home stand and must be paved or provided with some other hard surface.
  - c. The Authority shall require and approve that a mobile home on a mobile home stand be supported and secured by foundation walls, piers, posts, or other means, carried to a depth sufficient to prevent movement by frost and sufficient to support the anticipated load at such points on its chassis frame.
  - d. Anchors in the form of eyelets embedded in concrete, screw augers or arrowhead anchors or alternate devices acceptable to the Authority must be provided at all corners of the mobile home stand and at additional points where necessary to secure the mobile home against the forces exerted by wind.
  - e. Anchors or devices must be connected to each anchor point of the mobile home chassis frame by a cable or other device approved by the Authority.
  - f. Anchors and connections must be capable of withstanding a tension of at least 2,180 kilograms.
  - g. A mobile home must be provided with skirting acceptable to the Authority extending from the bottom, of each mobile home to the ground, having a readily accessible, removable panel not less than one meter by 0.66 to give access to service connections.
- 5.
- a. A mobile home lot shall have sufficient space for an outdoor living area. This area shall be located at the rear or side of the mobile home.
  - b. A mobile home will be placed on the lot so that it can be placed and removed without interfering with other lots.
6. The following mobile home subdivision design shall apply in addition to other subdivision design standards which may be in effect in the municipal planning area.
- i. The maximum density of each mobile home subdivision shall be 20 mobile homes per hectare.
  - ii. A mobile home subdivision may be developed to contain a maximum of fifty mobile home lots.
7. The Mobile Home Development Regulations, 1976, are hereby rescinded.