

THE RURAL MUNICIPALITY OF BRITANNIA NO. 502

BYLAW NO. 07-2023

A BYLAW OF THE RURAL MUNICIPALITY OF BRITANNIA NO. 502 TO ESTABLISH A MANUFACTURED DWELLING INSPECTION PROCESS

The Council of the Rural Municipality of Britannia No. 502, in the Province of Saskatchewan, enacts as follows:

Short Title

1. This Bylaw shall be known as the Manufactured Dwelling Inspection Bylaw.

Purpose

2. This Bylaw is enacted promote safe and viable residential development in the Rural Municipality of Britannia No. 502 through the inspection of previously occupied Manufactured Dwellings prior to approval of a Development Permit Application which they are a part of, under Bylaw 24-2021, *The Zoning Bylaw*, as amended.
3. Whereas *The Planning and Development Act, 2007*, gives the Rural Municipality of Britannia No. 502 the authority to regulate the location of manufactured homes through *the Zoning Bylaw*, this bylaw shall be used in conjunction with *the Zoning Bylaw* to ensure that all previously occupied manufactured homes approved under a development permit are in satisfactory condition.

Definitions

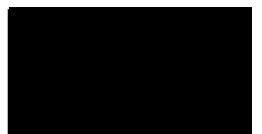
4. In this Bylaw:
 - (a) **Building Official:** as defined and appointed in the Rural Municipality of Britannia No. 502 Bylaw No. 20-2022, *The Building Bylaw*, as amended.
 - (b) **Development Services Officer (DSO):** means the municipal employee appointed by council to administer the zoning bylaw and other bylaws as they apply to the planning and development activities in the municipality.
 - (c) **Development Permit Application:** in this bylaw shall mean an application under *Bylaw 24-2021, The Zoning Bylaw* for a permitted use development or a discretionary use development.
 - (d) **Manufactured Dwelling:** as defined in *Bylaw 24-2021, The Zoning Bylaw*
 - (e) **Municipality:** The Rural Municipality of Britannia No. 502
 - (f) **Previously Occupied:** A manufactured dwelling that is;
 - i. existing on a site within the Municipality and changing in use;
 - ii. is not new and being moved onto a site in the municipality; and/
or
 - iii. is not being purchased directly from the manufacturer or distributor.
 - (g) **Zoning Bylaw:** Rural Municipality of Britannia No. 502 Bylaw 24-2021, *The Zoning Bylaw*, as amended.

Scope

5. This Bylaw applies to all previously occupied manufactured dwellings included as a part of any development permit application under Bylaw 24-2021.
 - (a) This includes changes in use to existing manufactured homes.

General

6. As per Bylaw 24-2021, no person shall undertake a development or commence a use including a manufactured dwelling unless a Development Permit has been first obtained.
7. As per Bylaw 24-2021, in order to obtain a development permit for a manufactured dwelling, a Satisfactory Manufactured Home Inspection completed by the municipal Building Official or their designate must be submitted to the Development Services Officer by the municipal Building Official,



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for consideration with the permit application as a whole before a decision on the application is issued.

Application Process

8. When the DSO receives a development permit application under *the Zoning Bylaw* which includes a manufactured dwelling that has been previously occupied, the DSO shall notify the applicant, in writing of the following:
 - (a) that a satisfactory Manufactured Home Inspection must be submitted for consideration with the application;
 - (b) that it is the responsibility of the applicant to contact the municipal Building Official to request a Manufactured Home Inspection and that the applicant is responsible for all fees related to the inspection, as invoiced by the municipal Building Official directly to the applicant; and
 - (c) that it is the responsibility of the applicant to advise the Building Official of the current location of the manufactured dwelling.
9. The DSO shall provide the contact information for the municipal Building Official to the applicant for the purpose of arranging the inspection and may take other action as required to assist both the applicant and municipal Building Official communicate and coordinate their activities.

Inspection Process

10. When the Building Official has been notified by an applicant that Manufactured Home Inspection is required:
 - (a) The Building Official, at their discretion, may assign the work to a designate located in closer proximity to the manufactured home to be inspected, if traveling to the location of the manufactured dwelling may cause the municipal Building Official's Inspection fees to be cost prohibitive to the applicant.
 - i. Where the municipal Building Official designates another Building Official to complete the inspection, the municipal building Official shall be responsible for coordinating payment of the inspection fees in a manner that they see fit.
 - (b) The Building Official or designate shall make all reasonable efforts to complete the inspection and provide the inspection results in a timely manner.
 - (c) The Building Official or designate maintains the right refuse to inspect any manufactured dwelling which they have reasonable grounds to believe is unusually dangerous.
 - i. This right to refuse is at the discretion of the municipal Building Official or designate.
 - ii. If, in the opinion of the municipal Building Official or designate, certain measures may be taken by the applicant to resolve or correct the dangerous condition, the Building Official or designate shall inform the applicant.
 - (d) If the applicant does not correct the dangerous condition or, if in the opinion of the municipal Building Official or designate, it is not possible to correct the dangerous condition, the inspection shall not take place.
 - i. The municipal Building Official shall advise DSO that no Manufactured Home Inspection cannot be completed with a summary of the conditions which prevented it.
 - (e) When an inspection is completed;
 - i. Based on the findings of the inspection, the municipal Building Official shall provide the completed inspection form (Schedule "A" to this Bylaw) and any other supplementary information to the applicant and the DSO, advising whether the inspection is satisfactory or not.

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Satisfactory Manufactured Home Inspection Report

11. A satisfactory Manufactured Home Inspection must be submitted to the DSO before a decision is issued on the development permit application.
12. A satisfactory Manufactured Home Inspection shall include:
 - (a) A statement by the Building Official that the manufactured dwelling is in condition suitable to be considered for a development permit as per the inspection report provided.
13. A satisfactory Manufactured Home Inspection does not remove the requirements for a Building Permit.
14. A satisfactory Manufactured Home Inspection shall be valid for 90 calendar days from the date that it is issued by the municipal Building Official.
15. If a satisfactory Manufactured Home Inspection cannot be provided to the DSO, the corresponding development permit application shall be denied.

Severability


16. A determination of invalidity of any provision of this Bylaw shall not affect the validity of the remaining parts of this Bylaw.

Schedules Form Part of Bylaw

17. Schedule "A" attached hereto forms part of this Bylaw.

Bylaw In Force

18. This Bylaw shall come into force and effect upon the approval of the Council of the Rural Municipality of Britannia No. 502 and Ministerial approval of Bylaw 06-2023.


REEVE


CHIEF ADMINISTRATIVE OFFICER



Read a first time this 31st day of May, 2023. -
Read a second time this 28th day of June, 2023. -
Read a third time, adopted, signed and sealed this 28th day of June, 2023. -



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Schedule "A"

**MANUFACTURED HOME INSPECTION
Must be submitted with development application**

Applicant / Owner Information:			
Name:		Home Phone:	
Address:		Work Phone:	
		Cell Number:	
Postal		Email:	
Current Location of Home:			
Year of Home:		Make of Home:	
Model of Home:		CSA #:	
		Serial #:	
<p align="center"><i>NOTE: If the home does not have the CSA Number then a full Engineer's report will be required to certify the structure.</i></p>			
Site Location in _____			
Quarter _____ Section _____ Twp _____ Range _____ West of 3th Meridian			
Lot _____ Block _____ Plan _____ Rural Address _____			

OFFICE USE ONLY – TO BE COMPLETED BY LICENSED BUILDING OFFICIAL

YES	NO	N/A	DESCRIPTION
			Are there a minimum of two exits?
			Are hardwired smoke alarms installed and operational?
			Is there range protection? Walls and cabinets within 450 mm of range top (cooking surface) should be covered with gypsum board at least 9.45 mm thick or material with equivalent fire resistance.
			Do the cabinets above cooking surface meet the requirements of a minimum vertical clearance of 600 mm protected or non-combustible; 750 mm or more if unprotected.
			Note that every bedroom that does not have a door that opens directly to the outside must have an openable window for use as an emergency exit. The window must be openable from the inside without the use of tools or special knowledge and it must have an opening that is at least 380 mm in height and width with an area of at least 0.35 m.
			Are structural beams, joists, roof, and walls straight? Sagging, bowing, etc. will require correction.
			The walls and ceilings around the furnace should be covered with gypsum board that is at least 7.9 mm thick. The gypsum board should be installed from floor to ceiling and extend at least 300 mm beyond the sides of the furnace.
			The gas fired water heater should be separated from the rest of the home by enclosing it in a room or space that has a door access panel and a supply of air from outside for combustion.
			Walls within 150 mm of the gas water heater should be covered with gypsum board that is at least 7.9 mm thick.

This inspection is for visible portions only. Components that are concealed are not inspected.

Building Official Comments:	

BO Name

BO Signature

License Number

Date Submitted to DSO

