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CONSOLIDATION UPDATE: JANUARY 30, 2025

THE CITY OF WINNIPEG

MOBILE HOME LICENCE BY-LAW

NO. 821/74

**A By-law of THE CITY OF WINNIPEG relating to
mobile homes, tourist camps and trailer parks.**
amended 8162/2002

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

DEFINITIONS

1.1 In this By-law

"mobile home" means, subject to subsection (2), a vehicle that
amended 8162/2002

- (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 or 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 or all of those purposes.
amended 6595/95

"tourist camp" means a camping area, whether or not a rental or other charge is made for the use thereof, that is maintained and used primarily for the accommodation of, and the use for camping purposes by

- (i) automobile tourists, and
- (ii) other non-residents of the city,

during the whole or part of the period in each year beginning on May 1 and ending on October 31, and includes any building or other structure 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, but does not include a trailer park.
amended 6595/95

"trailer park" means an 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.

amended 6595/95; 8162/2002

1.2 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 moved and so jacked up and placed.

amended 8162/2002

2. Nothing in this By-law relieves any person from complying with the requirements of *The Public Health Act* or *The Tourism and Recreation Act* or any regulation under those Acts or other by-laws of the City.

3. No person shall occupy a mobile home without being registered with the owner or operator of the trailer park unless:

- (a) the tax collector is satisfied that the occupant of the mobile home is a bona fide tourist and the mobile home is being used for vacation or holiday purposes;
- (b) the mobile home is a temporary building as defined in The City of Winnipeg Building By-law and complies with the provisions of that by-law.

amended 91/2008 (effective June 1, 2008)

4.1 Every person occupying a mobile home shall obtain a licence from the City and shall pay a licence fee therefor in accordance with the Schedule A hereto which licence fee shall be remitted on or before the 20 day of the month for which it is due:

amended 5312/89; 8162/2002

- (a) In the case where the mobile home is parked or standing in a trailer park, to the owner or operator of the trailer park or to the owner of the land on which the mobile home is parked or standing,

amended 5312/89; 8162/2002; 91/2008

- (b) In the case where the mobile home is parked or standing on land which is exempt from real property taxation, to the tax collector, or

amended 6595/95; 8162/2002

- (c) In every other case, to the owner of the land on which the mobile home is parked or standing.

amended 5312/89; 8162/2002

4.2 The owner or operator of the trailer park or the owner of the land on which a mobile home subject to a licence fee is parked or standing, shall collect the licence fee mentioned in subsection (1) and remit it to the City, through the tax collector, on or before the 20 day of the month for which it is due; and if he fails to comply with this requirement the amount of the fee shall be added to the taxes payable in respect of the land and collected in the same manner as other taxes payable in respect of the land.

amended 6595/95; 8162/2002; 91/2008

4.3 The owner or operator of a trailer park shall maintain a register containing full particulars of every mobile home subject to a licence fee, parked or standing on the trailer park.

amended 8162/2002; 91/2008

4.4 The tax collector shall supply the owner or operator of a trailer park with identification tags, and the owner or operator shall affix a tag to the main entrance of each mobile home parked or standing on the trailer park and record the number of the tag against the particulars shown in his register.

amended 6595/95; 8162/2002; 91/2008

4.5 The tax collector shall issue a license to the occupant of each mobile home parked or standing in a place other than a trailer park.

added 5312/89, amended 6595/95; 8162/2002

4.6 This section shall not apply to a person whom the Chief Licence Inspector is satisfied is a bona fide tourist who is using the mobile home for vacation or holiday purposes.

added 5312/89, amended 6595/95; 8162/2002

5.1 The tax collector and his/her delegates may conduct inspections and take steps to administer and enforce this by-law or remedy a contravention of this by-law in accordance with *The City of Winnipeg Charter* and, for those purposes, have the powers of a "designated employee" under *The City of Winnipeg Charter*.¹

5.2 The tax collector must complete and sign all licences issued by the City and keep a register containing full particulars thereof.

6. Where an address for sending a notice, order, decision or other document is required, one of the following shall be used:

- (a) if the person to be served is the owner of real property, the address maintained by the tax collector for the purpose of issuing the tax notice for that property; and
- (b) if the person to be served is the occupant of real property, the street address for that property; and

- (c) if the document to be served relates to a permit, licence or other document for which the person to be served has applied in writing, the address provided by the person in the application. ²

amended 8162/2002

7. This By-law shall be deemed to have come into force on the first day of December, 1974.

8. This By-law shall be known as the "**Mobile Home Licence By-law**".

added 8162/2002

DONE AND PASSED in Council assembled, this 6th day of November, 1974.

1 [See sections 180-181 and sections 183-188 of *The City of Winnipeg Charter* for information about some of the key powers given to designated employees.](#)

[See sections 116 and 117 of *The City of Winnipeg Charter* for information about how to serve orders, decisions and other documents.](#)

SCHEDULE A TO BY-LAW NO. 821/74

amended 8156/2002

LICENSE FEES FOR MOBILE HOMES

amended 8162/2002; 31/2024; 5/2025

<u>Size of Mobile Home</u> <u>(based on exterior dimensions)</u>	<u>Monthly Fees</u>
First 400 square feet or portion thereof	\$19.80
Each additional 100 square feet or portion thereof	\$4.90