



MOBILE HOME PARK BYLAW NO. 1, 1978 CONSOLIDATION

This is a consolidation of the Mobile Home Parks Bylaw and adopted bylaw amendments. The amendments have been combined with the original Bylaw and spelling errors have been corrected for convenience only. This consolidation is not a legal document.

December 14, 2016

BYLAW AMENDMENTS				
Bylaw No.	Amend. No. / Yr.	Adopted	Short Citing	Legal Description
375	1/82	06 Aug 82	Miscellaneous / RDEK	Text Amendment
1081	2/93	06 Aug 93	Miscellaneous / RDEK	Text Amendment
1093	3/93	05 Nov 93	Miscellaneous / RDEK	Text Amendment

BYLAW NO. 209

R.D.E.K. MOBILE HOME PARK BYLAW NO. 1, 1978

INDEX

	<u>Pages</u>
Interpretation and Administration	1
Mobile Home Park Application, Approval Permit	4
General Provisions	6
Design and Layout Standards	7
Recreation Area	10
Access, Roadways and Walkways	10
Ancillary Buildings	11
Water Supply	11
Sewage Systems and Sewage Disposal	12
Garbage Disposal	12
Fire Hydrants	12
Street Lighting	12
Supervision and Reporting	12

REGIONAL DISTRICT OF EAST KOOTENAY

BYLAW NO. 209

A Bylaw to regulate the establishment, extension, design and servicing of mobile home parks within the Regional District of East Kootenay pursuant to Part XXI, Division (5) and Section 714(i)(j) of the "Municipal Act".

WHEREAS the Ministry of Health has rescinded that portion of the "Health Act" pertaining to rules and regulations governing the establishment, extension, design and servicing of mobile home parks;

AND WHEREAS the Ministry of Municipal Affairs and Housing deems it responsible for Regional Districts and Municipalities to enact legislations to regulate the establishment, extension, design and servicing of mobile home parks within their jurisdictions;

AND WHEREAS the Board of the Regional District of East Kootenay deems it desirable and expedient to adopt a Bylaw to make provision for the regulation and administration covering the establishment, extension, design and servicing of mobile home parks within the Regional District of East Kootenay;

NOW THEREFORE, the Board of the Regional District of East Kootenay PURSUANT TO THE AUTHORITY OF Part XXI, Division (5) and Section 714(i)(j) of the "Municipal Act", in open meeting assembled, enacts as follows:

INTERPRETATION AND ADMINISTRATION

TITLE

- 1.01 This Bylaw may be cited as "Regional District of East Kootenay Mobile Home Parks Bylaw No. 1, 1978".

APPLICATION

- 1.02 This Bylaw shall apply to all of that part of the Regional District which is not within the boundaries of a city, district, town or village.
- 1.03 In this Bylaw, unless the context otherwise requires,

Anchor means a system for ensuring stability of a *mobile home* under the effects of wind;

Ancillary building means a building for the common use of the tenants and includes recreation buildings, laundry and other service facilities;

Approval means approval in writing;

Buffer area means the buffer area described in Section 4.08;

Board means the Board of the Regional District of East Kootenay;

Double blocking means a system of blocking in which blocks of alternate courses are placed at 90 degrees;

Floor area means an area of a *mobile home* that is occupied or intended for occupancy but does not include exits or attics, crawl or duct spaces;

Inspector means the Building Inspector or such other person appointed by the Board to administer this Bylaw;

Lot means an area of land designated as a separate and distinct parcel on a legally recorded subdivision plan or description filed in the Land Title Office;

The following list gives the Imperial Measurement equivalents to the Metric System of Measurement used in this Bylaw.

1.03	8 x 40 feet becomes 2.5 x 12 m
3.01(2)	100 feet becomes 30 m
3.01(3)	2 feet becomes 0.6 m 10 feet becomes 3 m
3.01(6)	one square mile becomes 2.5 km ²
4.03	6 feet becomes 1.8 m 32 square feet becomes 3 m ²
4.04	5 acres becomes 2 hectares (ha)
4.05	8 mobile home units per acre becomes 18 mobile home units per hectare
4.06	4,000 square feet becomes 370 m ² 40 feet becomes 12 m
4.08(1)	25 feet becomes 7.6 m 15 feet becomes 4.6 m
4.08(2)(c)	25 feet becomes 7.6 m
4.09(1)(a)	6 feet becomes 1.8 m 10 feet becomes 3 m
4.09(2)	25 feet becomes 7.6 m
4.12(1)	4 feet becomes 1.2 m 2 square feet becomes 0.2 m ²
4.13(1)(c)	40 square feet becomes 3.7 m ² 4 feet becomes 1.2 m
4.15(1)	4,000 square feet becomes 370 m ² 7,500 square feet becomes 700 m ²
4.16(b)	600 – 900 cubic feet becomes 17 – 25 m ³
4.16(c)	8 feet becomes 2.4 m
4.17	100 square feet becomes 9 m ²
5.01(3)	10,000 square feet becomes 100 m ²
6.01(2)	300 feet becomes 90 m
6.02(2)(a)	28 feet becomes 8.5 m
6.02(2)(b)	28 feet becomes 8.5 m, 60 feet becomes 18 m
6.02(2)(c)	22 feet becomes 6.7 m, 50 feet becomes 15 m
6.02(2)(d)	400 feet becomes 122 m
6.02(5)	50 feet becomes 15 m
7.01(b)	15 feet becomes 4.6 m
8.01	30 pounds per square inch becomes 200 kPa 50 pounds per square inch becomes 350 kPa
8.04	three-quarters inch becomes 18 mm
11.01(1)	500 feet becomes 150 m
11.01(3)	1 ½ inch becomes 36 mm 4 feet becomes 1.2 m 75 gallons becomes 280 liters 20 psi becomes 133 kPa

Medical Health Officer means the Medical Health Officer appointed under the Health Act for the territorial jurisdiction of the area in which a *mobile home park* is located;

Mobile home means a single family dwelling unit equipped with a water closet and a bathtub or shower, waste from which may be disposed of directly into a sewer, and manufactured as a unit or units intended to be occupied in a place other than of its manufacture on a year-round, long term basis. It may be designed with a detachable towing and touring gear and upon arrival at the site, can be completed and ready for occupancy except for placement on foundations, connections of utilities and some incidental assembly;

Mobile home area means a *building* or part wherein accommodation is provided for transient lodgers. Entrance and exit ways are shared and the *building* may include public areas such as a lobby, restaurant, meeting, entertainment and recreation facilities;

BL 375
06 Aug 82

Mobile home park means land used or occupied by any person for the purpose of providing spaces for the accommodation of two or more *mobile homes* and for imposing a charge or rental for the use of such space except where two or more *mobile homes* are permitted on a *lot* in a *zone* other than a *zone* which permits *Mobile Home Parks*;

Mobile home space means an area of land for the installation of one *mobile home* with permissible additions and situated within a *mobile home area*;

Mobile home pad means that portion of a *mobile home space*, designated, designed and prepared for the support of a *mobile home*. It may contain service connections;

Owner means an owner, agent, lessor, or manager of, or any person who operates, a *mobile home park*;

BL 375
06 Aug 82

Parcel means a *lot*, block or other area in which land is held or into which land is subdivided;

Potable water means water which is approved for drinking purposes by the *Medical Health Officer*;

Roadway means an allowance within a *mobile home park* part or all of which is made suitable for normal vehicular use so vehicles can gain access to abutting spaces;

Utility service building means a building or structure providing for public utility facilities for water, sewer, electrical, telephone and similar services, established by the municipality, regional district, by another government body or by a company regulated by statute;

BL 375
06 Aug 82

Zone means a zone established under the Zoning Division of the "Municipal Act".

PROHIBITIONS

1.04 No person shall

- (a) locate, establish, construct, alter, extend, expand, subdivide or operate a *mobile home park*; or.
- (b) cause to allow a *mobile home* to be parked or to remain in a *mobile home park*

in contravention of this Bylaw.

EXCLUSION

BL 1081
06 Aug 93

- 1.05 (1) No person shall be compelled to upgrade existing parks to the standards of this Bylaw; but any upgrading shall not lessen the compliance with the Bylaw and expansion shall meet Bylaw provisions.
- (2) Existing *mobile homes* that do not meet Canadian Standards Association Standard Z-240 standards/specifications shall be permitted to relocate or move into a *mobile home park* developed prior to the adoption of this Bylaw only if brought up to Z-240 standards with respect to electrical service and if the gas and heating systems are in accordance with Section 3.07 of this Bylaw.

ADMINISTRATION

- 1.06 (1) The Director of Planning or Building Inspector or such other person appointed by the Board shall administer this Bylaw.
- (2) Persons appointed under subsection (1) may enter any *mobile home park* at any reasonable time for the purpose of administering or enforcing this Bylaw.

VIOLATION

- 1.07 (1) It shall be unlawful for any person to cause, suffer or permit the establishment, extension, or operation of a *mobile home park* in contravention of this Bylaw or otherwise to contravene or fail to comply with this Bylaw.
- (2) It shall be unlawful for any person to prevent or obstruct any official appointed under subsection (1) of Section 1.06 from carrying out his duties under this Bylaw.

PENALTY

- 1.08 (1) Any person who violates any provisions of this Bylaw is liable on summary conviction to a penalty not exceeding one thousand (\$1,000.00) dollars, and also the cost of the prosecution.
- (3) Upon conviction, the court may direct that no prosecution under section (2) may be made with respect to the continuance of the violation, for such period of time as it directs.

SEVERABILITY

- 1.09 If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court or competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Bylaw.

MOBILE HOME PARK APPLICATION, APPROVAL AND PERMIT**APPLICATION PLANS AND SPECIFICATIONS**

- 2.01 All applications for *approval* of plans and specifications shall be made in writing and shall contain
- (a) the name and address of the applicant;
 - (b) the intended use of the land;
 - (c) a popularly understandable description of the location of the land and the legal description of the land on which the proposed *mobile home park* is to be established, constructed, altered, or extended, together with a written statement describing the vegetation characteristics of the site, ie., ground and tree cover.
 - (d) a map showing the location of the source of the proposed water supply, and the location and extent of the area proposed for sewage disposal, waste water disposal, and garbage disposal.
 - (e) two full sets of working drawings at a scale of 1:2000 showing
 - (i) the area dimensions and legal description of the *parcel* of land;
 - (ii) the dimensions and location of the buffer area (see Section 4.08(1) and (2));
 - (iii) the number, location, dimensions, and designation of all *mobile home spaces*, and location and dimensions and designation of all *roadways*, the *owner's* residential plot (if any), and, recreation area;

- (iv) the dimensions and location of all *ancillary buildings*, the *owner's* residence, and other structures;
- (v) the location and dimension of all off-street parking facilities;
- (vi) the location and details of the source of water, treatment plants, water distribution lines, and outlets;
- (vii) the location and details of all connections to the sewer, sewer lines, septic tank(s) and sub-surface disposal field, or other private sewage treatment plants and disposal methods;
- (viii) the location and details of all on-site garbage and refuse disposal areas;
- (ix) a north arrow and notation of the scales used;
- (x) a general landscaping plan for the site and location of existing tree stands;
- (xi) all water courses or water frontage within or adjacent to the land concerned;
- (xii) the relationship of the proposed *mobile home park* to adjacent roads.

APPROVAL AND PERMIT

- 2.02 (1) No person shall establish, construct, alter, subdivide, or occupy a *mobile home park* until written *approval* of detailed plans and specifications is received and permit issued by the Director of Planning.
- (2) Written *approval* and permit under subsection (1) shall not be given until a sewage disposal permit has been issued, water supply and system and garbage disposal method has been approved by the authority having jurisdiction.
- (3) The Director of Planning shall examine each complete application for a *mobile home park* permit and shall notify the applicant in writing within 60 days either that the permit is issued or that it is refused.
- (4) The Director of Planning may:
- (a) require the applicant to provide additional relevant information, including but not limited to topographic and soil condition data;
 - (b) conduct inspections and tests in the vicinity of the site of the proposed *mobile home park*.
- (5) If the issuance of a *mobile home park* permit is refused, the Director of Planning shall notify the applicant in writing of the reasons for refusal.
- (6) Applicant may appeal to the Board of Variance with respect to relaxation of provisions within the jurisdiction of the Board of Variance.
- (7) A *mobile home park* permit shall permit the establishment of a *mobile home park* on the land concerned only in compliance with the *mobile home park* plan approved and permit issued.
- (8) If, after the issuance of any permit, the construction authorized thereunder be not commenced within 6 months from the date thereof, or if, after the commencement of a period of 6 months through any cause other than weather conditions, strikes, lockouts, or if the work be not carried on continuously and in a bona fide manner such permit shall be void, and the work shall be not again commenced until a new permit shall have been issued and fee paid.
- (9) Fees
- (a) Each initial application for a *mobile home park* permit submitted shall be accompanied by an application fee of Twenty-Five (\$25.00) dollars for the first *mobile home space* and (\$10.00) dollars for each additional *mobile home space* shown in the *mobile home park* plan.

- (b) Each application for renewal of a *mobile home park* permit shall be accompanied by an application fee of Two (\$2.00) dollars for each *mobile home space* shown in the *mobile home park* plan.
 - (c) The charge for permits for the construction of buildings or structures in the *mobile home park* shall be the same as specified in the Building Bylaw in effect in the Regional District of East Kootenay.
 - (d) The value of construction shall be the contract price together with a reasonable allowance for extras or such construction value to be calculated or fixed by the Building Inspector according to the submitted plan and specifications.
- (10) No application for a *mobile home park* permit shall be accepted for processing unless it includes all documents, information and fees required in Sections 2.01, 2.02, and 6.01.

GENERAL PROVISIONS

- 3.01 (1) No person shall locate a *mobile home* or *owners' residence* except on a well-drained site that is at all times free of stagnant pools, and is graded for rapid drainage.
- (2) No person shall construct a building or locate a *mobile home* in a *mobile home park* within 30 m of the *natural boundary* of a lake or, within 30 m of the *natural boundary* of any other nearby *watercourse* or source of water supply, excluding wells.
- (3) Notwithstanding any other provisions of this Bylaw, no building or structure, excepting fences or signs or water related structures or building such as boat houses and pump houses shall be constructed, altered, moved or extended, nor *mobile home* located, with the underside of the floor system of any area used for habitation, business, or storage of goods damageable by floodwaters, or in the case of a *mobile home*, the ground level on which it is located, lower than 0.6 m above the two hundred year flood level where it can be determined, or if not, less than 3 m above the *natural boundary* of any nearby *watercourse* or lake.
- (4) Where landfill is used to achieve the required elevation, no portion of the landfill slope shall be closer than the above setback distances from the *natural boundary* and the face of the fill slope shall be protected against erosion with rock, concrete or other non-erodible materials.
- (5) Provided that with the *approval* of the Deputy Minister of the Environment, or his Designate, these requirements may be reduced.
- (6) For the purposes of the subsection, the following definitions shall apply:

Natural boundary means the visible high water mark of any lake, river, or stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed of the lake, river, stream, or other body of water, a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself.

Watercourse is any natural or manmade depression with well defined banks and a bed 0.6 m or more below the surrounding land serving to give direction to a current of water at least six months of the year or having a drainage area of 2.5 km² or more or as required by an Official of the Ministry of Environment of the Province of British Columbia.

- 3.02 All land within a *mobile home park* must be described as one *parcel* under the Land Registry Act.
- 3.03 The plumbing, electrical and building in any *mobile home park* including additions and alterations shall comply with the Bylaws or regulations in force in the territorial jurisdiction in which the *mobile home park* is situate.

- 3.04 (1) No occupied *mobile home* shall be located elsewhere in a *mobile home park* than on a *mobile home area*.
- (2) No more than one *mobile home* shall be located in a *mobile home space*.
- 3.05 No person shall dispose of garbage or refuse or any sort of waste except in accordance with the arrangements made by the *owner* of the *mobile home park*, and approved by the *Medical Health Officer*.
- 3.06 A copy of the plan required in Section 2.01(e) and a copy of this Bylaw shall be posted prominently and permanently in the *mobile home park* office for the reference of the residents.
- 3.07 In *mobile homes* located in a *mobile home park*,
- (a) the installation and maintenance of all oil burners and oil-burning equipment and appliances using inflammable liquids as fuel;
 - (b) the storage and disposal of inflammable liquids and oils;
 - (c) the installation, maintenance, carriage, and use of compressed-gas systems.
- shall be in accordance with the regulations of the Fire Marshall Act, the BC Building Code, or the Gas Act as the case may be.
- 3.08 All *mobile homes* shall meet or exceed the Canadian Standards Association Standard Z-240, or A-277 as the case may be.
- 3.09 All connections to services shall be in accordance with the BC Building Code.
- 3.10 Any *mobile home* located on a space shall be supported by *double blocking* or an acceptable alternative, and be connected to *anchors* in a manner satisfactory to the *Building Inspector*.

MOBILE HOME PARK DESIGN AND LAYOUT STANDARDS

GENERAL PURPOSE

- 4.01 The general purpose of these standards/regulations is to ensure the development of *mobile home parks* in an environment appropriate for residential use.

PERMITTED USES

- 4.02 Within a *mobile home park* only the following may be located:
- (a) *Mobile homes*;
 - (b) One dwelling unit for the accommodation of the *owner/operator*;
 - (c) Recreation areas;
 - (d) Identification signs;
 - (e) Common storage area for the storage of recreational vehicles, boats, etc.;
 - (f) Buildings or structures ancillary to the above;
 - (g) Buildings and structures accessory to 4.02(b).

BL 1093
05 Nov 93

SIGNS

- 4.03 Identification signs to a maximum height of 1.8 m above ground and to a maximum area of 3 m² may be located at the principal entrance to the site.

SITE AREA

- 4.04 The minimum site area for the *mobile home park* shall be 2 hectares (ha).

DENSITY

- 4.05 The maximum density for a *mobile home park* shall be 18 *mobile home* units per hectare (ha).

MOBILE HOME SPACE/LOT

- 4.06 (1) The minimum area required for a *mobile home space* shall be 370m².
- (2) The minimum frontage of each *mobile home space* abutting an internal *roadway* shall be 12.0 m for rectangular spaces and 9.0 m for irregular spaces, spaces located in the bulb of a cul-de-sac, or spaces located on the curve of an internal road.
- (3) Each *mobile home space* shall be clearly marked off by suitable means.
- (4) All *mobile home spaces* shall:
- be drained properly;
 - be clearly numbered;
 - have a clearly discernible *mobile home pad* of compacted gravel or surfaced with asphalt or concrete pavement. *Mobile home pads* shall have a maximum 6% longitudinal and/or 15% cross or crown gradient.

BL 1081
06 Aug 93

SITE COVERAGE

- 4.07 (1) The *mobile home* and additions to it, exclusive of a carport, shall not cover more than 35% of the *mobile home space* upon which it is situated.
- (2) *Section 4.07(2) is repealed by Bylaw 1081 adopted August 6, 1993.*

BL 1081
06 Aug 93

BUFFER AREA

- 4.08 (1) (a) To provide a *buffer area*, the *mobile home spaces* shall be located not less than 7.6 m from that boundary of the park abutting a public street or highway and not less than 4.6 m from the remaining boundaries of the park. These setbacks/*buffer areas* shall be suitably landscaped.
- (b) Landscaping shall include, but not be limited to trees, shrubs, and other plantings, or a combination thereof. Simulated or artificial plant materials are prohibited.
- (2) Within a *buffer area*:
- no recreation or service areas, except for waterfront recreation or amenity areas, may be located;
 - no *mobile home area* nor an *owner's* residential plot may be located;
 - no building or structure may be erected or placed, except a sign, which may only be placed within 7.6 m of any highway, and a fence and wall;
 - no garbage disposal area and no part of any private sewage disposal system other than such parts of such system as may be underground shall be located;
 - except where danger is involved, no plant material may be removed nor may any substance of which land is composed be deposited or removed, except as a part of a recognizable beautification scheme;
 - no vehicle parking area shall be located.
- (3) The only roads permitted in the *buffer area* are those which cross it as close to right angles as practicable and connect directly with the road system contained within the remainder of the *mobile home park*. No road shall traverse the *buffer area* and give direct access from any public highway to any *mobile home space*.

BL 1081
06 Aug 93

SETBACKS

- 4.09 (1) No part of any *mobile home* or any addition shall be located:
- (a) Within 1.8 m of internal access road right-of-way or common parking area;
 - (b) Within 3 m of rear and side *mobile home space* lines.
- (2) No building or structure shall exceed 7.6 m in height.

MOBILE HOMES PER SPACE/LOT

- 4.10 No more than one *mobile home* shall be located on a *mobile home space*.

GROUPS AND CLUSTERS

- 4.11 (1) Groups or clusters of *mobile homes* may be placed on a combined space where the area of the combined space is equal to the minimum space area required for an equal number of *mobile homes* on standard spaces, and where the minimum setbacks are honoured on the combined spaces perimeter line and between *mobile homes*.
- (2) Notwithstanding section 4.06(1) and (2) each *mobile home* in a group or cluster shall have its own space which shall be clearly marked off by suitable means.

SKIRTINGS

- 4.12 (1) Skirtings shall be installed within 60 days of installation of a *mobile home* on *mobile home pad* and shall have two easily removable access panels of minimum widths of 1.2 m, one providing access to the area enclosed by the skirting for inspecting or servicing the service connections to the *mobile home*. Such an access panel shall be located close to the point at which such services are located under the *mobile home*; and the other providing access to the area enclosed by the skirting for storage.
- (2) Skirting shall be factory prefabricated or of equivalent quality and shall be painted or prefinished so that the design and construction shall complement the main structure.
- (3) Skirting shall have two screen openings, each with minimum area of 0.2 m², for the purpose of providing cross ventilation beneath the *mobile home*.

PERMISSIBLE ADDITIONS

- 4.13 (1) All additions to *mobile homes* shall be constructed or placed in a way that they can be easily removed for relocation.
- (2) All attached or accessory structures such as porches, sun rooms, additions, and storage facilities shall be painted or prefinished so that the design and construction shall complement the main structure.
- (3) All attached or accessory structures shall require a building permit and shall comply with the requirements of the BC Building Code.

BL 1081
06 Aug 93

PARKING (OFF-ROADWAY)

- 4.14 (1) Two level easily accessible car-parking spaces shall be provided near each *mobile home*.
- (2) Parking spaces shall be free of mud, be graded for proper drainage and be paved or dust free.

OWNER'S RESIDENTIAL PLOT

- 4.15 (1) An *owner's* residential plot shall be permitted within a *mobile home park* if the area of the plot is not less than 370 m² when the residence is a *mobile home* unit and 700 m² when the residence is a conventional dwelling unit.
- (2) An *owner's* residence plot shall include sufficient area to provide one off-street parking space for owner's use and minimum of 2 parking spaces for visitors and customers.

TENANT STORAGE

- 4.16 (1) One storage facility (shed) may be constructed on each *mobile home space*, provided that:
- (a) it is compatible in appearance with the *mobile home*;
 - (b) it is 17 – 25 m³ in volume; and
 - (c) it does not exceed 2.4 m in height.

SUBDIVISION

- 4.17 No land shall be subdivided, in a *mobile home park*, by means of a plan of subdivision under the Land Registry Act.

RECREATION AREA

- 5.01 (1) Not less than 5% of the gross site area of the *mobile home park* shall be devoted to tenants recreational uses, and shall be provided in a convenient and accessible location.
- (2) The recreation areas shall not include *buffer areas*, parking areas, *ancillary buildings*, *mobile home spaces*, driveways and storage areas.
- (3) In *mobile home parks* where more than 1000 m² of recreation space is required, two or more recreational areas may be provided.
- (4) Recreation areas in the *mobile home park*, except indoor recreation facilities, shall be of a grass or asphalt surface and shall be properly landscaped.

ACCESS, ROADWAYS AND WALKWAYS**ACCESS**

- 6.01 (1) No *mobile home park* shall be established or extended unless the highway access to the *mobile home park* is approved by the authority having jurisdiction.
- (2) A second access from a public highway, separated by at least 90 m from the first access, may be required for each *mobile home park* containing 50 or more spaces, at the discretion of the Regional Approving Officer of the Ministry of Highways, or his designate.

ROADWAYS

- 6.02 (1) All *mobile home spaces*, *owner's* residential plot, storage areas and service buildings as well as other facilities where access is required shall have access by internal street systems.

- (2) (a) Access to and from a *mobile home park* shall be a *roadway* of 8.5 m minimum dust free surfaced width and a right-of-way of 18 m. No parking shall be allowed on the access road.
- (b) Collector or distributor roads shall have an 8.5 m minimum dust free surfaced width and right-of-way of 18 m.
- (c) Minor *roadways* and cul-de-sacs shall have a minimum dust free surfaced width of 6.7 m and right-of-way of 15 m.
- (d) Cul-de-sacs and dead end roads shall not exceed 122 m in length.
- (3) Parking shall not be permitted on *roadways*.
- (4) All roads in a *mobile home park* shall be well drained and maintained.
- (5) Dead end roads and cul-de-sacs shall have a turning circle right-of-way at the dead end with a radius of at least 15 m.
- (6) Roads shall be adapted to topography with gradients not to exceed 8%.

WALKWAYS

6.03 Public walkways of a minimum width of 3 m shall be provided to facilitate access to all recreation areas and common use facilities in the *mobile home park*.

ANCILLARY BUILDINGS

7.01 *Ancillary buildings* shall:

- (a) conform to the BC Building Code;
- (b) be located at least 4.6 m from any *mobile home space*;
- (c) be of permanent construction and adequately lighted;
- (d) have walls, floors and partitions that can be easily cleaned;
- (e) have all rooms well ventilated, with all openings effectively screened;
- (f) where toilet facilities are required, separate facilities for males and females shall be provided.

WATER SUPPLY

8.01 The *owner* of a *mobile home park* shall provide a water supply system to furnish a constant supply and adequate volume of *potable water* that is under a minimum working pressure of 200 kPa or not over a maximum working pressure of 350 kPa, at all outlets. Such a water system shall be designed in accordance with the plumbing regulations or with the Bylaws or regulations in force in the territorial jurisdiction in which the park is situate.

8.02 *Potable water* shall be distributed to:

- (a) each *ancillary building*, if required;
- (b) each *mobile home space*;
- (c) stand pipes or hydrants, if required;
- (d) all hose bibs.

8.03 Water shall not be distributed to any terminal from which the water would not be intercepted by an approved sewage fixture, excepting hose bib, stand pipes and hydrants.

8.04 Each water distribution branch-line serving a *mobile home space* shall have a minimum diameter of 18 mm.

SEWAGE SYSTEMS AND SEWAGE DISPOSAL

9.01 The *owner* of a *mobile home park* shall provide for the disposal of all waste water and of all body wastes that are generated within the *mobile home park* by providing a sewage system connected to all plumbing fixtures and sewage laterals in the *mobile home park*.

The sewage system shall be designed in accordance with the plumbing regulations or with the corresponding Bylaws or regulations in force in the territorial jurisdiction in which the *mobile home park* is situated.

9.02 The *owner* of a *mobile home park* shall provide for the disposal of all sewage and waste water from a sewer system by causing the sewer system to discharge into a public or into a private sewage disposal system. The design and installation of a private sewage disposal system shall conform to the requirements of the Health Act or the Pollution Control Act as the case may be.

GARBAGE DISPOSAL

10.01 (1) The *owner* of a *mobile home park* shall dispose or arrange for disposal of garbage or refuse. The overall plan for disposal must be approved by the *Medical Health Officer*.

(2) If the *owner* of a *mobile home park* establishes one or more depots within the park for the collection of garbage and refuse he shall:

(a) provide fly-tight metal containers in ample number;

(b) maintain the containers so that they shall not become foul smelling, unsightly or a breeding place for flies.

(3) If garbage is to be disposed of on site, the methods and locations shall be in accordance with the Pollution Control Act.

FIRE HYDRANTS

11.01 (1) The installation of fire hydrants will be required only in areas where a reasonable fire fighting capability exists.

(2) In such areas fire hydrants shall be installed within 150 m of all *mobile homes*, service and other buildings and structures.

(3) Each fire hydrant shall permit the operation of two 36 mm hose streams. Each of 2 nozzles, held 1.2 m above the ground, shall deliver at least 280 liters of water per minute at a flow pressure of at least 122 kPa at the highest elevation point of the *mobile home park* for a duration of at least two hours.

STREET LIGHTING

12.01 The traveled portion of each *roadway* shall be lighted at night to a minimum of 2 lux with a minimum of 4 lux at the following locations:

(a) the intersection of access roads and public highways;

(b) all internal intersections;

(c) the turning circle of cul-de-sacs;

(d) any point at which an internal *roadway* changes direction 30 degrees or more.

SUPERVISION AND REPORTING

13.01 The *owner* shall maintain all park equipment, common use facilities, and public utilities in or on the *mobile home park* in a clean, safe, and sanitary condition.

13.02 Every *mobile home park* shall be kept free of inflammable debris and rubbish at all times.

13.03 Fires shall be made only in stoves, incinerators, or other structures designed for that purpose.

- 13.04 The *owner* shall report to the authority having jurisdiction, the installation of any *mobile home* on a *mobile home space* prior to skirting, to insure the on-going review and enforcement of setbacks, trailer space *lot* lines and inspection of proper utility connections by the Building *Inspector*.
- 13.05 The *owner* shall report the installation or replacement of permitted additions in the *mobile home park*, with the exception of skirtings, to the authority having jurisdiction over *mobile home parks*.
- 13.06 The tenant shall first obtain a letter of permission from the park operator and then a building permit before commencement of construction of additions, including separate buildings or structures on a *mobile home space*.
- 13.07 The *owner* of the *mobile home park* shall post a copy of this Bylaw in a prominent public space within the *mobile home park* together with the *mobile home park* permit issued by the Building *Inspector*.

READ A FIRST TIME the 27th day of May, 1978.

READ A SECOND TIME the 27th day of May, 1978.

READ A THIRD TIME the 27th day of May, 1978.

APPROVED by the Minister of Municipal Affairs and Housing the 7th day of September, 1978.
(Approval No. 78 850)

ADOPTED the 30th day of September, 1978.

“Stephen Atchison”
CHAIR

“Wayne McNamar
SECRETARY-TREASURER