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REGIONAL DISTRICT OF FRASER-CHEAM

BY- LAW NO. 103

MOBILE HOME PARK BY-LAW

June 20, 1978

Regional District of Fraser-Cheam

Planning Office

REGIONAL DISTRICT OF FRASER-CHEAM

MOBILE HOME PARKS BY-LAW NO. 103, 1978.

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REGIONAL DISTRICT OF FRASER-CHEAM

BY-LAW NO. 103

RESIDENTIAL MOBILE HOME PARKS BY-LAW

A By-law to regulate the establishment, extension, design and servicing of mobile home parks, pursuant to Section 714 of the Municipal Act.

WHEREAS section 709(1) of the Municipal Act allows the Board of Variance to hear and determine any appeal by a person who alleges that enforcement of the siting requirements within a mobile home park under a by-law pursuant to 714(i) would cause him undue hardship; in which case the Board may to the extent necessary to give effect to its determination, authorize such minor variance from the applicable provisions of the by-law as, in its opinion,

- (i) is desirable for the appropriate development of the site,
- (ii) maintains the general intent and purpose of the by-law,
- (iii) does not substantially affect the adjoining sites, and
- (iv) does not vary the permitted uses or densities of land use prescribed by the applicable by-law,

and such variance applies to the person and subsequent owners of the building structure or mobile home park.

WHEREAS, subject to the Health Act and the Fire Marshals Act, under section 714 of the Municipal Act a by-law may be enacted which regulates the construction, alteration, repair, or demolition of buildings and structures and which regulates the installation, alteration or repair of plumbing (including septic tanks and sewer connections), heating, airconditioning, electrical wiring, and equipment, gas or oil piping and fittings, appliances, and accessories of every nature and kind and may provide that no trailer or mobile home may be occupied as a residence or office unless its construction and facilities meet the standards specified in the by-law.

WHEREAS, subject to Highways Act; under section 514(3) of the Municipal Act a by-law may regulate or prohibit the erection, placing, alteration, maintenance, demolition and removal of any sign, sign-board, advertisement, advertising device or structure, or any class thereof, and for the purposes of the by-law may:

- (a) classify structures and things;
- (b) classify any highway or portion thereof, and make different regulations for different zones where established under the zoning by-law and for different classes of highways and portions thereof.

WHEREAS section 702(1) of the Municipal Act allows a zoning by-law to be enacted and which may divide the whole or a portion of the area of the municipality into zones and define each zone either by map, plan, or description, or any combination thereof and regulate the use of land, buildings and structures, including the surface of water, within such zones, and the regulations may be different for different zones and for different uses within a zone, and may prohibit any particular use or uses in any specified zone or zones and regulate the size, shape and siting of buildings and structures within such zones and the regulations may be different for different zones and with respect to different uses within a zone.

NOW THEREFORE, the Regional Board of the Regional District of Fraser-Cheam in open meeting assembled enacts as follows:

INTERPRETATION AND ADMINISTRATION

Title

1.01 This by-law may be cited as "Regional District of Fraser-Cheam Mobile Home Parks By-law No. 103, 1978".

Application

1.02 This by-law shall be applicable within the boundaries of the Regional District of Fraser-Cheam except those areas lying within a village, town, city or district municipality.

Definitions

1.03 In this by-law, unless the context otherwise requires,

"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;

"authority having jurisdiction" means the Regional Board or any and the agent thereof, or any other Federal or Provincial body having authority over the subject that is regulated;

"buffer area" means the buffer area described in Section 4.02;

"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 attic, crawl or duct spaces;

"Inspector" means the Building Inspector or such other person appointed by the Regional Board to administer this by-law;

"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 structure manufactured and assembled as a unit, which is intended to be drawn or moved along a highway or road from time to time to serve as a residence for its occupants or owners, and which contains one dwelling unit with complete bathroom and cooking facilities, and plumbing and electrical connections for attachment to existing outside systems; specifically excludes any trailer not having a water closet and bath or shower cabinet;

"mobile home area" means that part of a mobile home park used primarily for installed mobile homes, including permissible additions, and which is not used for buffer area, roadways, owner's residential plot, the procuring and treatment of water, collective sewage treatment, effluent disposal from a collective sewage treatment plant, garbage disposal, or ancillary buildings and recreation areas;

"mobile home park" means any parcel of land on which are located two or more mobile homes any one of which is less than 91 m (298.5 ft.) from any other mobile home on that parcel and facilities clearly ancillary to the mobile homes in that park and which may include

- roads, utility services, garbage disposal sites, buffer areas, a dwelling unit for the accommodation of the owner/operator, recreation areas, identification signs, tenant storage areas, common storage areas for the storage of those recreational vehicles, boats and similar items belonging to the occupants of the park, and buildings or structures ancillary to the above;
- "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 a registered owner, or agent, lessor, or manager of, or any person who operates, a mobile home park;
- "potable water" means water which is approved for drinking purposes by the Medical Health Officer in accordance with the Health Act;
- "Regional Board" means the governing and executive body of the Regional District of Fraser-Cheam;
- "Regional District" means the Regional District of Fraser-Cheam as incorporated pursuant to the Municipal Act;
- "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;
- "solid foundation" means a concrete footing as approved by the Inspector;
- "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.

#### Metric Measure

1.04

Metric units are used for all measurements in the By-law. The approximate equivalent of those units in currently used units of Canada measure (feet, acres, etc.) are shown in brackets following each metric measurement and such bracketed figures are included for convenience only and do not form part of this By-law.

#### Prohibitions

1.05

No person shall

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

in contravention of this by-law.

#### Exclusion

1.06

- (1) Subject to section 1.06 (2) the provisions of this by-law do not apply to a mobile home park or any part of a mobile home park existing prior to coming into force of this by-law.
- (2) No person shall be compelled to upgrade existing parks to the standards of this by-law; but any upgrading shall not lessen the compliance with the by-law and expansion shall meet by-law provisions.

Administration

- 1.07
- (1) The Building Inspector or such other person appointed by the Regional Board shall administer this by-law.
  - (2) Persons appointed under subsection (1) may enter any mobile home park at any reasonable time for the purpose of administering or enforcing this by-law.

Violation

- 1.08
- (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 by-law or otherwise to contravene or fail to comply with this by-law.
  - (2) It shall be unlawful for any person to prevent or obstruct any official appointed under subsection (1) of section 1.07 from carrying out his duties under this by-law.

Penalty

- 1.09
- (1) Any person who violates any provisions of this by-law is liable on summary conviction to a penalty not exceeding one thousand dollars (\$1,000.00), and also the cost of the prosecution.
  - (2) Each day during which such violation is continued shall be deemed to constitute a new and separate offence.
  - (3) Upon conviction of an offender, the court may direct that no prosecution under subsection (2) may be made, with respect to the continuance of the violation, for such period of time as it directs, and it may order the violator to remedy the violation.

Severability

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

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 general description of the location of the land and the full legal description of the land on which the proposed mobile home park is to be established, constructed, altered, or extended;

- (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 to scale showing:
  - (i) the area dimensions and legal description of the parcel of land;
  - (ii) the dimensions and location of the buffer area;
  - (iii) the number, location, dimensions, and designation of all mobile home spaces, and location and dimensions of all roadways, the owner's residential plot (if any), common recreation areas and storage area (if any);
  - (iv) the dimensions and location of all ancillary buildings, the owner's residence, and other structures;
  - (v) the internal layouts of all service ancillary buildings and other structures, apart from the owner's residence;
  - (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;
  - (xi) all water courses or waterfrontage within or adjacent to the proposed mobile home park;
  - (xii) all steep banks or slopes within or adjacent to the proposed mobile home park;
  - (xiii) the relationship of the proposed mobile home park to adjacent roads.

Approval and Permit

2.02

- (1) No person shall locate, establish, construct, alter, extend, expand or subdivide a mobile home park until written approval of detailed plans and specifications is received and permit issued by the Inspector.
- (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 Inspector 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 Inspector 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 Inspector shall notify the applicant in writing of the reasons for refusal.
- (6) 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.

(7) 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 or 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 not be again commenced until a new permit shall have been issued and fee paid.

(8) Fees

- (a) Each initial application for a mobile home park permit submitted shall be accompanied by an application fee of Twenty-five Dollars (\$25.00) for the first mobile home space and Ten Dollars (\$10.00) 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 Dollars (\$2.00) 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 'Regional District of Fraser-Cheam Building By-law No. 80, 1976'.
- (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.
- (e) A fee of Three Dollars (\$3.00) shall be paid to the Regional District for each mobile home placed in a mobile home park. Said fee shall be paid prior to the issuance of an occupancy permit by the Inspector.



- (9) 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 and 2.02.

GENERAL PROVISIONS

3.01 No person shall locate a mobile home or owner's residence except on a well-drained site that is at all times free of stagnant pools, and is graded for rapid drainage.

3.02 (a) Notwithstanding any other provisions of this by-law, no building or structure, excepting fences or signs or water related structures or buildings such as pumphouses and boathouses shall be constructed, reconstructed, 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 (1.968 ft.) above the two hundred year flood level where it can be determined, or if not, less than 3 m (9.842 ft.) above the natural boundary of any nearby watercourse of lake, or within 7.6 m (24.93 ft.) of the natural boundary of a lake; or within 30 m (98.42 ft.) of the natural boundary of any nearby watercourse or source of water supply, excluding wells;

(b) Where landfill is used to achieve the required elevation no portion of the landfill slope shall be closer than the above setback distance(s) from the natural boundary and the face of the fill slope shall be adequately protected against erosion from floodwaters;

(c) Provided that with the approval of the Deputy Minister of Environment, or his Designate, these requirements may be reduced.

(d) For the purposes of the subsection, the following definitions shall apply:

"Natural Boundary" means the visible high-water mark of any lake, river, 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 man-made depression with well defined banks and a bed 0.6 m (1.968 ft.) or more below the surrounding land serving to give direct to a current of water at least six months of the year or having a drainage area of 2.5 km<sup>2</sup>(one square mile) or more, or as required by an Official of the Minister of the Environment of the Province of British Columbia.

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3.03 All parcels or parts of land included in a mobile home park site shall be contiguous.

- 3.04 (1) No 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) Notwithstanding subsection (1) no more than one unoccupied mobile home for every ten mobile home spaces in a park may be located in a designated storage area.

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 by-law shall be posted prominently and permanently in the mobile home park office for the reference of the residents.

3.07 Except as provided by Section 3.08 any mobile home located on a space shall be supported and be anchored to a solid foundation.

3.08 A mobile home utilized as a temporary structure may be supported by "double blocking" subject to the approval of the Inspector.

MOBILE HOME PARK

DESIGN AND LAYOUT STANDARDS

Mobile Home Space

- 4.01 (1) The minimum area for a mobile home space shall be 350 m<sup>2</sup> (3,767 sq. ft.).
- (2) The minimum frontage of each mobile home space abutting an internal roadway right-of-way shall be 12.8 m (41.99 ft.) except in the case of mobile home space abutting a cul-de-sac or a panhandle mobile home space in which cases minimum frontage shall be 6 m (19.68 ft.).
- (3) Each mobile home space shall be clearly marked off by suitable and permanent means.
- (4) All mobile home spaces shall:
  - (a) be drained properly;
  - (b) be clearly numbered;
  - (c) have, subject to the approval of the Inspector, a clearly discernible mobile home pad either surfaced with concrete or comprised of continuous concrete footings. Mobile home pads shall have a minimum 1% longitudinal and/or 2% cross or crown gradient and a maximum 3% longitudinal and/or 4% cross or crown gradient.

## Buffer Areas

### 4.02

(1) To provide a buffer area, the mobile home spaces shall be located not less than 7.6 m (24.93 ft.) from that boundary of the park abutting a public street or highway and not less than 4.6 m (15.09 ft.) from the remaining boundaries of the park. These setbacks/buffer areas shall be suitably landscaped.

(2) Within a buffer area:

(a) no recreation or service areas, except for waterfront recreation or amenity areas, shall be located;

(b) no mobile home area nor an owner's residential plot shall be located;

(c) no building or structure shall be erected or placed, except a sign, which shall only be placed within 7.6 m (24.93 ft) of any highway, and a fence or a wall;

(d) 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;

(e) except where danger is involved, no plant material shall be removed nor shall any substance of which land is composed be deposited or removed, except as a part of a recognizable beautification scheme;

(f) 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.

(4) Where a mobile home park is separated from a neighbouring property by a body of water, then notwithstanding Sections 3.01 or 4.02 (1)

(a) the buffer area shall be as permitted by the Ministry of the Environment of the Province of British Columbia; and

(b) a building or structure to house boats or dressing-rooms may be located on land adjoining waters that are suitable for small boat navigation at low water, so long as the buildings are not within 7.6 m (24.93 ft.) of any other boundary, and provided that the provisions of Section 3.02 are met.

## Set Backs

### 4.03

(1) No mobile home including permissible additions shall be located within 6 m (19.68 ft.) of another mobile home.

(2) No part of any mobile home or any permissible addition shall be located:

(a) within 1.8 m (5.905 ft) of internal access road right-of-way or common parking area;

- (b) within 1.5 m (4.921 ft.) of rear and side mobile home space lines.

Groups and Clusters

- 4.04 (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 4.01 (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

- 4.05 (1) Skirting shall be installed around mobile homes and shall have two easily removeable access panels of a minimum width of 1.2 m (3.937 ft.), one providing access to the area enclosed by the skirting for inspection 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) Skirtings shall be factory prefabricated or of equivalent quality.
- (3) Skirting shall have two screen openings, each with minimum area of 0.2 m<sup>2</sup> (2.153 sq. ft.) for the purposes of providing cross ventilation beneath the mobile home.

Permissible Additions

- 4.06 (1) No additions to mobile homes are permitted, except:
  - (a) carports;
  - (b) shelters against sun or rain (ramadas);
  - (c) vestibules of a maximum size of 3.7 m<sup>2</sup> (39.83 sq. ft.);
  - (d) rooms (cabanas) added to a mobile home; provided that any such added room shall have an exit or access to exit other than through the mobile home, and further, that any such additional room is not used as an exit or access to exit from any mobile home; provided in all cases that the means of egress from the mobile home or additional room is not restricted or diminished by any part of the addition.
- (2) All attached or accessory structures such as porches, sun rooms, additions and storage facilities shall be factory prefabricated units or of an equivalent quality.

Parking  
(off-roadway)

- 4.07 (1) One level easily accessible car parking space shall be provided on each mobile home space. In addition, for every 2 mobile homes, one additional parking space shall be provided.
- (2) Parking spaces shall be free of mud, be graded for proper drainage and be paved or dust free.

Owner's Residential  
Plot

- 4.08 (1) An owner's residential plot shall be permitted within a mobile home park if the area of the plot is not less than 350 m<sup>2</sup> (3,767 sq. ft.) when the residence is a mobile home unit and 550 m<sup>2</sup> (5,920 sq. ft.) when the residence is a conventional dwelling unit.
- (2) An owner's residential plot shall include sufficient area to provide one off-street parking space for owner's use and a minimum of 2 parking spaces for visitors and customers.

Tenant Storage

- 4.09 (1) One storage facility (shed) may be constructed on each mobile home space, provided that:
  - (i) it is no closer than 6 m (19.68 ft.) to an adjacent mobile home;
  - (ii) it is 2.8 m<sup>2</sup> (30.13 sq. ft.) - 10.2 m<sup>2</sup> (109.8 sq. ft.) in area; and,
  - (iii) it does not exceed 2.4 m (7.874 ft.) in height; and it is not located within the required front yard.

RECREATION AREA

- 5.01 (1) Not less than ten (10) percent of the gross site area of the mobile home park shall be devoted to tenant's recreational uses, and shall be provided in a convenient and accessible location. For the purpose of calculating recreational space requirement, any indoor recreational space provided shall be counted as double its actual area.
- (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 m<sup>2</sup> (10,763 sq. ft) 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 asphaltic 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, acceptable to the authority having jurisdiction, shall be provided to each mobile home park containing 50 or more mobile home spaces.

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) Minimum roadways width requirements shall be as follows:

(a) Access to and from a mobile home park shall have a minimum surfaced width of 6.7 m (21.98 ft.) and a roadway width of 15 m (49.21 ft.). No parking shall be allowed on the access road.

(b) Collector or distributor roads:

(i) with parking on both sides shall have a minimum surfaced width of 11 m (36.09 ft.) and a roadway width of 14 m (45.93 ft.).

(ii) with parking on one side shall have a minimum surfaced width of 8.5 m (27.89 ft.) and a roadway width of 12 m (39.37 ft.).

(iii) with no parking shall have a minimum surfaced width of 6 m (19.68 ft.) and a roadway width of 12 m (39.37 ft.).

(c) Minor roadways:

(i) cul-de-sacs and two-way minor roads shall have a minimum paved width of 5 m (16.40 ft.) and a roadway width of 12 m (39.37 ft.).

(ii) one-way minor roads shall have a minimum paved width of 4.3 m (14.11 ft.) and a roadway width of 12 m (39.37 ft.).

(iii) one-way minor roads shall not exceed 150 m (492.1 ft.) in length.

(iv) cul-de-sacs shall not exceed 90 m (295.3 ft.) in length.

(v) parking shall not be permitted in minor roadways except in dust free or paved parking bays.

- (3) All roads in the mobile home park shall be paved, well drained and maintained.
- (4) Dead end roads and cul-de-sacs shall have a turning circle right-of-way at the end with a radius of at least 12 m (39.37 ft.).
- (5) Roads shall be adapted to the topography, and shall have suitable gradient for safety of traffic.
- (6) A mobile home park which adjoins, abuts or faces an area in which curbs, gutters and piped storm drainage are required shall have curbs, gutters and piped storm drainage installed.

#### ANCILLARY BUILDINGS

7.01

Ancillary buildings shall:

- (a) be located at least 6 m (19.68 ft.) from any mobile home space;
- (b) be of permanent construction and adequately lighted;
- (c) have walls, floors, and partitions that can be easily cleaned;
- (d) have all rooms well ventilated, with all openings effectively screened;
- (e) where required, sanitary facilities shall be provided in accordance with the B. C. Building Code.

#### WATER SUPPLY

8.01 The owner of a mobile home park shall provide a water supply system to furnish a constant supply of potable water that is under a minimum working pressure of 200 kPa (29.01 pounds per square inch) or not over a maximum working pressure of 350 kPa (50.76 pounds per square inch) at all outlets.

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 bibs, stand pipes and hydrants.

8.04

Each water distribution branch-line serving a mobile home space shall have a minimum diameter of 18 mm (3/4 inch) and be equipped with a back-flow preventer.

#### SEWAGE SYSTEMS

9.01

The owner of a mobile home park shall provide for the disposal of all wastewater 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.

- 9.02 In each mobile home space a lateral sewer terminus shall be gas tight, protected from mechanical damage and protected from storm water infiltration.
- 9.03 All outdoor vents where required shall extend 2 m (6.562 ft.) above the surrounding grade. Outdoor vents shall be securely fastened to a 90 mm by 90 mm (3.543 in. by 3.543 in.) minimum wood- preservative-treated cedar post securely embedded in the ground or have equivalent support.
- 9.04 A cleanout shall be installed wherever a sewer-line changes direction more than 45 degrees. All outdoor cleanouts shall be cast iron that shall be accessible; their position shall be indicated on the ground. All parts of any cleanout extension shall be cast iron and terminate at a protected location either below access covers or in a concrete pad. A cleanout may be omitted at the upstream end of a sewer-line serving mobile homes, provided that the uppermost terminus services a mobile home and is designed and installed for use as a cleanout point.
- 9.05 For the purpose of determining pipe sizes, each mobile home space shall be considered as having a hydraulic load of 10 fixture units.

#### GARBAGE DISPOSAL

- 10.01 (1) The owner of a mobile home park shall dispose or arrange for disposal of garbage or refuse.
- (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.

#### FIRE PROTECTION

11.01 Where a public water supply is available to the mobile home park, standpipes for fire protection shall be located as required by the Fire Marshal.

- 11.02 Portable fire extinguishers of a type approved by the Fire Marshal shall be kept in service buildings and in all other locations specified by the Fire Marshal, and shall be maintained in good operating condition.

#### STREET LIGHTING

- 12.01 Street lighting shall be installed and maintained to adequately illuminate the travelled portion of the roadway at the following locations:
- (1) The intersection of access roads and public highways;
  - (2) All internal intersections;
  - (3) The turning circle of cul-de-sacs;
  - (4) 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 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 flammable 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 the installation or replacement of permitted additions in the mobile home park, with the exception of skirtings, to the authority having jurisdiction over the mobile home parks.
- 13.05 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.

READ A FIRST TIME THIS 16 DAY OF May, 1978.

READ A SECOND TIME THIS 16 DAY OF May, 1978.

READ A THIRD TIME THIS 16 DAY OF May, 1978.

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING ON THE 30 DAY OF May, 1978.

RECONSIDERED AND ADOPTED THIS 20th DAY OF June, 1978.

[Signature]  
Chairman

[Signature]  
Secretary-Treasurer

Certified to be a true copy of 'Regional District of Fraser-Cheam Mobile Home Parks By-law No. 103, 1978' as taken to third reading. May 16/78

[Signature]  
Secretary-Treasurer

Approved pursuant to the provisions of section 793 (1) of the Municipal Act" this 21 day of May, 1978.

[Signature]  
Asst Deputy Minister of Municipal Affairs and Housing  
BY-LAW NO. 78 518

NOTES

In mobile homes as well as elsewhere:

- (a) the storage and disposal of inflammable liquids and oils;
- (b) the installation, maintenance, carriage, and use of compressed-gas systems

are required to be in accordance with the regulations of the Fire Marshal Act.

Any garbage that is to be disposed of on the parcel on which the mobile home park is situated is subject to the requirements of the Pollution Control Act, 1967.

Any sewage system in a mobile home park or elsewhere is required to be designed and approved pursuant to either the Health Act or the Pollution Control Act, 1967 whichever applies.

All electrical wiring and installations in a mobile home park or elsewhere are subject to the provision of the Electrical Energy Inspection Act.

Any water system within a mobile home park is subject to the provisions of the Health Act.