

VILLAGE OF GOLD RIVER

Bylaw No. 374

A bylaw to regulate and govern mobile home parks in the Village of Gold River, prescribing the standard of building, and providing for regulations, enforcement procedure and penalties.

The Municipal Council of the Village of Gold River, in open meeting assembled, enacts as follows:

INTERPRETATION

This Bylaw may be cited as the "Village of Gold River Mobile Home Park Bylaw No. 374, 1988."

In this Bylaw unless the context otherwise requires:

"approval" means approval in writing;

"buffer area" means the buffer area described in Section 6;

"floor area" means an area on any story of a building or mobile home which is occupied or intended for occupancy; floor area shall not be considered as including exits, or attic, crawl or duct spaces;

"household" means a person or group of persons occupying one dwelling;

"independent mobile home" means a mobile home equipped with a water closet and a bathtub or shower, waste from both of which may be disposed of directly into a sewer;

"licensee" means any person licensed to operate and maintain a mobile home park under the provisions of this Bylaw;

"medical health officer" means the Provincial 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 as a unit having no foundations other than wheels, jacks, or skirtings, intended to be occupied in a place other than that of its manufacture, and so designed or constructed as to permit occupancy for dwelling or sleeping purposes, pursuant to C.S.A.2240 or A-277 as the case may be.

"mobile home area" means that part of a mobile home park used primarily for installed mobile homes, 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 service buildings;

"exit" means that part of a means of egress which leads from the floor area it serves, including any doorway leading directly from a floor area to another floor area, a public thoroughfare or an approved open space;

"exit, access to" means that part of a means of egress within a floor area which provides access to an exit serving the floor area;

"means of egress" means a doorway, hallway, corridor, lobby, stair, ramp or other facility or combination thereof, provided for the escape of persons from a building, mobile home, floor area, or room to a public thoroughfare or other approved open spaces; means of egress includes exits and access to exits;

"mobile home park" means any site, lot, field or tract of land upon which two or more occupied mobile homes are located, either free of charge or for revenue purposes, and shall include any building, structure or enclosure used or intended for use as part of the equipment of such mobile home park;

"mobile home space" or "space" means an area of land for the installation of one mobile home and situated within a mobile home area;

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

"person" means any individual, firm, trust, partnership, association or corporation;

"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;

"village" means the Village of Gold River.

1. ADMINISTRATION

- A. The Building Inspector or such other person appointed by the Council shall administer this Bylaw.
- B. Persons appointed under subsection (1) may enter any building or premises at any reasonable time for the purpose of administering or enforcing this Bylaw. It shall be unlawful for any person to prevent or obstruct any of such officials from carrying out their duties under this Bylaw.

2. APPLICATION

All plumbing, building, or alteration to any structure in any mobile home park shall comply with the regulations and bylaws and amendments thereto in force in the Village of Gold River.

No person shall establish, construct, alter, or subdivide a mobile home park contrary to the provisions of the bylaw.

3. GENERAL PROVISIONS

- A. All additions or extensions to a mobile home shall be of similar construction and finish as the mobile home.
- B. (i) a mobile home in a mobile home park shall not be located elsewhere than on a mobile home space.
 - (ii) No building, erection, or structure, or alteration or modification, of any building, erection or structure, shall be constructed or placed within a mobile home space except as provided by the bylaw.

- (iii) No part of any installed mobile home shall be permitted on or over any part of the yards required under section 4 G of this bylaw.
- C. A copy of the plan required in clause (iv) of section 4 and a copy of the mobile home park provisions shall be posted permanently and prominently in a protected place for the reference of the mobile home park residents.
- D. No person shall locate a mobile home park except on a well drained site that is above high water line and at all times is free of stagnant pools and graded for rapid drainage. The site shall have a minimum frontage on any road, street or highway of 150 feet (45.72m) and shall be a minimum area of three acres (1.21 ha).
- E. All parcels of land included in a mobile home park site shall have at least one common boundary with one or more other parcels of land comprising the said mobile home park site.
- F. All installed mobile homes shall be restrained from moving.
- G. No person shall
 - (i) Locate, establish, construct, alter, subdivide, or operate a mobile home park; or
 - (ii) cause or allow a mobile home to be parked or to remain in a mobile home parkin contravention of the regulations as provided in this bylaw.
- H. Mobile homes shall not be used as dwellings on any parcel of land other than provided in this bylaw.
- I. No person shall connect a mobile home to a water or sewer system unless the mobile home has a plumbing system designed and installed pursuant to regulations and bylaws or amendments thereto in force in the Village.
- J. Spaces or mobile homes shall be numbered in a logical order with letters or numerals, a minimum of 4 inches (10.2 cm) in height, plainly visible from the front of each said area.

4. PLANS AND LAYOUT SPECIFICATIONS

- A. No person shall establish, construct, alter, or subdivide a mobile home park until approval of plans and specifications is received from the Building Inspector, or such other person appointed by the Council to administer this bylaw.
- B. All applications for approval of plans and specifications shall be made in writing and contain:
 - (i) the name and address of the applicant;
 - (ii) the intended use of the land;
 - (iii) a popular 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 constructed, altered, or extended;

- (iv) two complete and legible sets of plans to scale showing:
 - (a) the area dimensions and legal description of the site;
 - (b) the dimensions and location of the buffer area;
 - (c) the number, location, dimensions and designation of all mobile home spaces, the location and dimensions of all required yards, roads, recreation areas and the owner's residential plot;
 - (d) the dimensioned location of all service buildings, the owner's residence and other structures;
 - (e) the internal layouts of all service buildings and other structures apart from the owner's dwelling;
 - (f) the location and details of the water distribution lines and outlets;
 - (g) the location and details of the storm drain systems;
 - (h) the location and details of all connections to the sewer and sewer lines;
 - (i) the location and details of all on site garbage and refuse disposal areas;
 - (j) a north arrow and notation of the scales used.
- C. The application and all accompanying plans and specifications shall be filed in triplicate. One copy shall be referred to the Medical Health Officer and one to the Building Inspector. No building permit shall be issued unless and until there is recorded upon the application, or attached to it, the report of the Medical Health Officer that the plans of the park and all facilities in conformance with the provisions of the Public Health Act and any Municipal bylaw relating thereto and the report of the Building Inspector that all buildings or plans therefor are not contrary to any Municipal bylaw.
- D. If an application for a permit to construct or to make alterations to a mobile home park is declined by the Village, the Building Inspector shall so state in writing, giving the reason or reasons for declining the application. If the objections can be corrected, the applicant may amend the application and re-submit it for approval.
- E. Mobile home parks shall be located in the Village in accordance with the Zoning Bylaw and amendments thereto.
- F. Mobile home spaces shall be provided, consisting of a minimum of two thousand, eight hundred (2,800) square feet (260.12 metres) for each space which shall be at least forty (40) feet (12.19 metres) wide.
- G. The boundaries of all mobile home spaces shall be clearly defined and permanently marked on the ground.
- H. Roadways within the mobile home park shall have a minimum width of thirty (30) feet (9.15 metres).
- I. All roadways shall be hard surfaced to a minimum width of twenty (20) feet (6.10 metres).

- J. All mobile homes shall abut upon a roadway of not less than thirty (30) feet (9.15 metres) in width, which shall have unobstructed access to a public street, road, or highway.
- K. All driveways within the park shall be Dust-Proofed and lighted at night with electric lamps of not less than twenty-five (25) watts at each space.
- L. All mobile home spaces shall abut upon a driveway of not less than twelve (12) feet (3.66 metres) in width where the driveway is a single carriageway and not less than twenty (20) feet (6.10 metres) in width where the driveway is a dual carriageway; such driveway shall have unobstructed access to a public street, road, or highway.
- M. The electrical supply facilities of the mobile home park shall have adequate capacity to serve the maximum connected load, subject to a demand factor determined by inspection authority having jurisdiction.
- N. Every mobile home park shall have set aside an open space preserved and maintained as common recreation space, in accordance with the following table:

<u>No. of Trailor Spaces</u>	<u>Required Area of Recreation Space</u>
1 - 5	None
6 - 10	5,000 sq. feet (464.5 sq metres)
11 - 25	10,000 sq. feet (929.0 sq metres)
26 - 50	1/2 acre (.202 ha)
51 - 100	1 acre (.404 ha)
Over 100	1 acre (.404 ha) plus additional 10,000 sq feet (929.0 sq metres) for 20 trailor spaces or fraction thereof above 100.

- O. Adjacent to each mobile home space there shall be a hard surfaced, gravelled or wooden sidewalk not less than four (4) feet (1.22 metres) in width providing access to all service buildings, recreation area and public streets which sidewalks shall be adequately lighted at night.
- P. The owner (or licensee) of a mobile home park shall not allow to be parked within the park a number of mobile homes greater than the number of mobile home spaces within the park.
- Q. The owner (or licensee) of a mobile home park shall provide sufficient area for the parking of at least one motor vehicle for each trailer space.

5. PLACEMENT OF MOBILE HOMES AND PERMISSIBLE ADDITIONS

- A. Within a mobile home area no part of any mobile home or any permissible addition shall be:
 - (i) on land that is not level and kept free from drainage from adjacent land;
 - (ii) closer than twenty (20) feet (6.10 metres) to any other mobile home or permissible addition;
 - (iii) within ten (10) feet (3.05 metres) of any buffer area;
 - (iv) within twenty (20) feet (6.10 metres) of any building;
 - (v) allowed to project over the boundary of any mobile home area.

- B. One level easily accessible car parking space shall be provided near each mobile home. In addition, for every four (4) mobile homes, one (1) additional parking space shall be provided.
- C. No additions to mobile homes are permitted, except;
 - (i) skirtings, but only if an easily removable access panel of a minimum width of four (4) feet (1.22 metres) provides access to the area enclosed by the skirtings;
 - (ii) carports;
 - (iii) shelters against sun or rain (ramadas);
 - (iv) vestibules or a maximum size of thirty (30) square feet (2.79 metres); rooms (cabanass) 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; to a maximum of 50% of the floor area of the mobile home; area of the 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.

All foundations for the support of mobile homes or alterations, or modifications of any building, erection or structure shall be designed and installed in accordance with the B.C. Building Code.

6. BUFFER AREA

- A. Every mobile home park shall have immediately within all its boundaries a buffer area a minimum of twenty-five (25) feet (7.62 metres) in depth which shall be used solely for screening and landscaping and within which:
 - (i) no recreation, amenity, or service areas, except for waterfront recreation or amenity areas, may be located;
 - (ii) no mobile home area nor an owner's residential plot may be located;
 - (iii) no building or structure may be erected or placed except a sign which may only be placed within twenty-five (25) feet (7.62 metres) of any highway, and a fence, and a wall;
 - (iv) no garbage disposal area shall be located;
 - (v) 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.
- B. 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 space.

7. OWNER'S RESIDENTIAL PLOT

An owner's residential plot shall be permitted within a mobile home park if the area of the plot is not less than thirty-five hundred (3,500) square feet (325.15 sq. metres).

The owner's residential plot shall abut a roadway of a minimum width of thirty (30) feet (9.15 metres).

8. WATER SUPPLY

Potable water shall be distributed to:

- (i) each space that is designated for an independent mobile home;
- (ii) fire hydrants shall be located not more than 150 metres apart nor more than 100 metres from a mobile home.

Each mobile home space shall be provided with a frost free water tap at least four (4) inches (10.2 cm) above the ground.

9. SEWER SYSTEMS AND SEWAGE DISPOSAL

The owner (or licensee) 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 sewer system connected to all plumbing fixtures and sewer laterals in the mobile home park. This sewer system shall be designated in accordance with the plumbing regulations and bylaws or amendments thereto in effect in the Village and shall discharge into the Village sewer system in compliance with all applicable bylaws.

Each mobile home space shall be provided with a trapped sewer at least four (4) inches (10.2 cm) in diameter, which shall be connected to receive the waste from the shower, bath tub, flush toilet, hand basin, and kitchen sink of the mobile home placed in such space and having any or all such facilities. The trapped sewer in each space shall be connected to discharge the mobile home waste in the Village sewer system in compliance with all applicable bylaws or amendments thereto in force in the Village.

10. GARBAGE DISPOSAL

Metal garbage cans with tight fitting covers shall be provided in quantities adequate to permit disposal of all garbage and rubbish.

The cans shall be kept in sanitary condition at all times. Garbage and rubbish shall be collected and disposed of in accordance with the regulations and bylaws in force in the Village.

The owner (or licensee) of a mobile home park shall arrange for the disposal of all garbage or refuse pursuant to the regulations and bylaws or amendments thereto in effect in the Village.

11. FIRE PROTECTION

A. The:

- (i) installation and maintenance of all oil burners and oil burning equipment and appliances using inflammable liquids as fuel; and
- (ii) the storage and disposal of inflammable liquids and oils; and
- (iii) the installation, maintenance, carriage and use of compressed gas systems

shall be in accordance with the Regulations of the Fire Marshal's Act or Gas Act as appropriate.

B. Every mobile home park shall be kept free of inflammable debris and rubbish.

C. Fires shall be made only in stoves, incinerators or other equipment designed for that purpose and approved by the Building Inspector.

- D. Skirting of mobile homes is permissible but such skirting shall not permanently attach the mobile home to the ground, provide harbourage for rodents or create fire hazard.
- E. No open fires shall be permitted at any place which would endanger life or property. No fires shall be left unattended at any place.
- F. The owner (or licensee) shall instruct all his employees in the use of the mobile home park fire protection equipment and shall assign specific duties to each employee in the event of fire.
- G. The owner (or licensee) shall post, in a conspicuous place within the park, the address and telephone number of the Fire Department, Ambulance, Police and Doctor.
- H. The owner (or licensee) shall inform all tenants of the burning rules and regulations and oil and L.P. gas application requirements pursuant to the Fire Marshal's Act.
 - (i) fire hydrants shall be located not more than 150 metres apart nor more than 100 metres from a mobile home.
 - (ii) fire hydrants shall be so located to be effectively connected to fire department apparatus.
 - (iii) each hydrant shall be connected to a water main of a minimum diameter of six (6) inches (15.24 cm).

12. SUPERVISION

The owner (or licensee) shall maintain all grounds, buildings, and equipment in or on the mobile home park in a clean, tidy, safe and sanitary condition.

The owner (or licensee) shall maintain in good repair and appearance all sanitary facilities and appliances in or on the mobile home park.

The owner (or licensee) shall at all times keep the mobile home park, its facilities and equipment in a clean, orderly, and sanitary condition. The owner (or licensee) shall be answerable, for the violation of any of the provisions of this bylaw.

13. REGISTRATION

- A. The owner (or licensee) shall at all times keep a register containing a record of all mobile home owners and occupants located within the park. The register shall contain the following information:
 - (i) the name and address of the owner of each mobile home,
 - (ii) the name and address of each mobile home occupant;
 - (iii) the make, model, year and licence number of each mobile home;

- (iv) the province, state, territory, or country issuing such licences;
- (v) the date of arrival and of departure of each mobile home.

B. The owner (or licensee) shall keep the register available for inspection at all times by law enforcement officers, public health officers, and other officials whose duties necessitate the acquisition of the information contained in the register. The register record for each occupant registered shall not be destroyed for a period of seven years following the date of departure of the registrant from the park.

14. MOBILE HOME PARK LICENCE

The annual licence fee for a mobile home park shall be as set out in Business Licence or amendments thereto.

The Village may revoke any licence to maintain and operate a mobile home park when the licensee has been found guilty by a court of competent jurisdiction of violating any provisions of this bylaw. After such conviction, the licence may be reissued if the circumstances leading to conviction have been remedied and the mobile home park is being maintained and operated in full compliance with the bylaws of the Village.

The licence certificate shall be conspicuously posted in the office on the premises of the mobile home park at all times.

15. VERMIN CONTROL

The owner (or licensee) of a mobile home park shall take adequate steps to exterminate vermin and keep the mobile home park free therefrom.

16. ANIMALS AND PETS

No owner or person in charge of any dog, cat, or other pet animal shall permit it to run at large or commit any nuisance within the limits of any mobile home park.

17. ENFORCEMENT

No person shall establish, construct, alter, or subdivide a mobile home park contrary to the provisions of this bylaw.

No person shall allow or cause the public or any member of the public to use a mobile home park for the installation of a mobile home for storage, living, or sleeping purposes unless the furnishings, facilities, installations, and equipment of the mobile home and mobile home park are in accordance with the regulations contained in this bylaw.

No person shall allow or cause the public or any member of the public to park or leave parked a mobile home in a mobile home park unless the furnishing, facilities, and equipment of the mobile home park are in accordance with this bylaw.

Every person who does any act or permits any act to be done in contravention of this bylaw, or who neglects or refrains from doing anything required to be done by any of the provisions of this bylaw, is guilty of an offence, and is liable upon summary conviction, to a penalty of not more than two thousand dollars (\$2,000.00) for each such offence. Each day during which such violation is continued shall be deemed to constitute a new and separate offence.

18. SEPARABILITY OF PROVISIONS

Should any section of this bylaw be declared invalid, such decision shall not affect the validity of the remaining portions of this bylaw.

19. EFFECTIVE DATE

RECONSIDERED, PASSED AND FINALLY ADOPTED by the Municipal Council, and signed by the Mayor and Clerk and SEALED with the Corporate Seal, all on the 1 day of JUNE 1988.

READ a first time this 4 day of MAY 1988.

READ for a second time this 4 day of MAY 1988.

READ for a third time this 18 day of MAY 1988.


MAYOR


CLERK

A true copy of By-Law No. 374
registered in the office of the Inspector
of Municipalities this 17th day of
July, 1988.


Deputy Inspector of Municipalities