

DISTRICT OF SECHELT

MOBILE

HOME PARK

BYLAW

No. 37, 1989



Consolidated for convenience only January 2014

This Consolidation includes the following Bylaw Amendments:

37-1, 1995

This version of this bylaw is a consolidation of amendments to the original bylaw as of the date specified. This consolidation is done for the convenience of users and accurately reflects the status of the bylaw as of the specified date but must not be construed as the original bylaw and is not admissible in Court unless specifically certified by the Director of Corporate Services for the District of Sechelt. Persons interested in the definitive wording of this bylaw and its amendments should view the original bylaws at the District of Sechelt.

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THE CORPORATION OF THE DISTRICT OF SECHELT

BYLAW NO. 37

A bylaw to regulate the establishment, extension, design and servicing of mobile home parks, pursuant to Section 734 of the Municipal Act.

=====

The Council of the District of Sechelt in open meeting assembled enacts as follows:

PART I - INTERPRETATION AND ADMINISTRATION

1.01 APPLICATION

This Bylaw shall be applicable within the boundaries of the District of Sechelt.

1.02 DEFINITIONS

In this bylaw, 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 Municipal Council of the Corporation of the District of Sechelt or the agent thereof;

"BUFFER AREA" means the buffer area described in Section 5.08;

"BUILDING CODE" means the Building and Plumbing Code of British Columbia as adopted by the District of Sechelt;

"COUNCIL" means the Council of the District of Sechelt;

"DOUBLE BLOCKING" means a system of blocking in which blocks of alternate courses are placed at ninety (90°) degrees to each other and overlap with alternate blocks;

"FLOOR AREA" means an area on any storey of a building or mobile home that is occupied or intended for occupancy but does not include exits or attic, crawl or duct spaces;

"INSPECTOR" means the Municipal Building Inspector and any other person or persons duly appointed by the Municipality;

"MEDICAL HEALTH OFFICER" means the Medical Health Officer appointed under the Health Act for the area of the District of Sechelt;

"MOBILE HOME" means a single family dwelling unit equipped with a hand basin, water-closet and a bathtub or shower, waste from which shall 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 detachable towing and touring gear and upon arrival at the site, can be completed and ready for occupancy except for placing on foundations, connections of utilities and some incidental assembly; a mobile home does not include a travel trailer or recreational vehicle.

"MOBILE HOME AREA" means that part of a mobile home park used primarily for installing 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;

"MOBILE HOME PARK" means land used or occupied by any person for the purposes 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;

"MOBILE HOME SPACE" means an area of land for the installation of one (1) mobile home with permissible additions and situated within a mobile home area;

"MOBILE HOME PAD" means an area covered with concrete minimum of four (4") inch thickness with a minimum of eight (8") inch perimeter thickness suitably reinforced to withstand imposed loads and frost action and shall include four (4) cast in place "eye" bolts suitably located to receive metal tie-downs from mobile home unit frames.

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

"PERMIT" means a permit issued by the District of Sechelt approving the establishment, construction, extension, alteration, subdivision or operation of a mobile home park;

"POTABLE WATER" means water which is approved for drinking purposes by the Ministry of Health;

"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 mobile home 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.

1.04 PROHIBITIONS

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 bylaw.

1.05 EXCLUSION

- (1) Subject to Section 1.05 (2) the provisions of this bylaw do not apply to a mobile home park or any part of a mobile home park existing prior to coming into force of this bylaw.
- (2) No persons 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.
- (3) 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 Z-240 standards with respect to gas and electrical service and if the heating system is approved by the Fire Commissioner.

1.06 ADMINISTRATION

- (1) The Municipal Clerk (being an Officer), the Municipal Planner (being an Officer), the Building Inspector and/or the Bylaw Enforcement Officer 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.

1.07 VIOLATION

- (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 Sub-Section (1) of Section 1.06 from carrying out his duties under this bylaw.

1.08 PENALTY

- (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.
- (2) Each day during which such violation is continued shall be deemed to constitute a new and separate offence.
- (3) Upon conviction, the court may direct that no prosecution under Sub-section (2) may be made, with respect to the continuance of the violation, for such period of time as it directs.

1.09 SEVERABILITY

If any section, sub-section, sentence, clause, or phrase of this bylaw 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 bylaw.

01 APPLICATION PLANS AND SPECIFICATIONS

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;
- (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, storm drainage 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), and recreation area;
 - (iv) the dimensions and location of all ancillary buildings, the Owner's residence, and other structures;
 - (v) the internal layouts of all service ancilliary 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 connections pertaining to on-site and off-site storm drainage services;

- (ix) the location and details of all on-site garbage and refuse disposal areas;
- (x) a north arrow and notation of the scales use;
- (xi) a general landscaping plan for the site;
- (xii) all water courses or water frontage within or adjacent to the land concerned;
- (xiii) all steep banks or slopes within or adjacent to the land concerned; and
- (xiv) the relationship of the proposed mobile home park to adjacent roads.

2.02 APPROVAL AND PERMIT

- (1) No person shall establish, construct, alter or subdivide a mobile home park until written approval of detailed plans and specifications is received from the Municipal Planner and a permit issued by the Building Inspector.
- (2) Written approval and permit under Sub-section (1) shall not be given until a sewage disposal permit has been issued, and water supply system, storm drainage system and garbage disposal method has been approved by the authority having jurisdiction.
- (3) The Building Inspector shall examine each complete application for a mobile home park permit and shall notify the applicant in writing within sixty (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 Building Inspector shall notify the applicant in writing of the reasons for refusal.
- (6) Any 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 therein be not commenced within six (6) months from the date thereof; or if, after the commencement of a period of six (6) months through any cause other than weather conditions, strikes or lockouts, the work be not carried on continuously and in a bonafide manner such permit shall be void; the work shall not be 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 (1) mobile home space and Ten (\$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 Ten (\$10.00) 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 District of Sechelt.
 - (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 and 2.02.

PART 3 - FLOOD CONTROL REQUIREMENTS

3.01 DEFINITIONS

For the purpose of this section the following definitions shall apply:

"ALLUVIAL FAN" means the alluvial deposit of a stream where it issues from a steep mountain valley or gorge upon a plain or at the junction of a tributary stream with the main stream.

"DESIGNATED FLOOD" means a flood, which may occur in any given year, of such magnitude as to equal a flood having a 200-year recurrence interval, based on a frequency analysis of unregulated historic flood records or by regional analysis where there is inadequate stream flow data available. Where the flow of a large watercourse is controlled by a major dam, the designated flood shall be set on a site specific basis.

"DESIGNATED FLOOD LEVEL" means the observed or calculated elevation for the Designated Flood and is used in the calculation of the Flood Construction Level.

"FLOOD CONSTRUCTION LEVEL" means the Designated Flood Level plus the elevation of the underside of a wooden floor system or top of a concrete slab for habitable buildings. In the case of a mobile home, the ground level or top of a concrete or asphalt pad, on which it is located shall be no lower than the above-described elevation. It also establishes the minimum crest level of a Standard Dyke. Where the Designated Flood Level cannot be determined or where there are overriding factors, an assessed height above the natural boundary of the waterbody or above the natural ground elevation may be used.

"FLOODPROOFING" means the alteration of land or structures either physically or in use to reduce or eliminate flood damage and includes the use of elevation and/or building setbacks from water bodies to maintain a floodway and to allow for potential erosion.

"FREEBOARD" means a vertical distance added to the Designated Flood Level and is used to establish the Flood Construction Level.

"HABITABLE AREA" means any room or space within a building or structure which is or can be used for human occupancy, commercial sales, or storage of goods, possessions or equipment (including furnaces) which would be subject to damage if flooded.

"NATURAL BOUNDARY" means the visible high watermark 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 the nature of the soil itself (Land Act, Section 1). In addition, the natural boundary includes the best estimate of the edge of dormant or old side channels and marsh areas.

"SETBACK" means a withdrawal of a building or landfill from the natural boundary or other reference line to maintain a floodway and to allow for potential land erosion.

"WATERCOURSE" means any natural or man-made depression with well defined banks and a bed zero point six (0.6) metres or more below the surrounding land serving to give direction to a current of water at least six (6) months of the year or having a drainage area of two (2²) square kilometres or more upstream of the point of consideration, or as designated by the Minister of Environment and Parks, or a Designated Official.

Pursuant to Section 969 of the Municipal Act, areas of the District of Sechelt hereby designated as floodplain are as follows:

- (1) the alluvial fans of Chapman Creek, Wilson Creek, and Gray Creek, Angus Creek, and Burnett Creek as shown on Schedule "B" of Zoning Bylaw No. 25, 1987.
- (2) the alluvial fan of Irvine Creek, the mapping of which was not available at the time of adoption of this Bylaw.
- (3) designation of all other floodplain areas of the District of Sechelt are described by the following provisions (except where the Flood Construction Level has been determined in response to a site-specific situation) until such time as floodplain mapping is prepared".

3.02 SETBACK REQUIREMENTS

Notwithstanding any other provisions of the Bylaw, no building, mobile home or unit, modular home or structure or any part thereof shall be constructed, reconstructed, moved, extended or located:

within seven point five (7.5) metres of the natural boundary of a lake, swamp or pond;

within fifteen (15) metres of the natural boundary of the sea;

within thirty (30) metres of the natural boundary of Gray Creek and Chapman Creek and within fifteen (15) metres of the natural boundary of any other watercourse.

ELEVATIONS REQUIREMENTS

- (a) Notwithstanding any other provisions of the Bylaw, no building, mobile home or unit, modular home or structure or any part thereof shall be constructed, reconstructed, moved, extended or located with the underside of a wooden floor system or top of a concrete slab of any area used for habitation, business, or storage of goods damageable by flood-waters, or in the case of a mobile home or unit the ground level or top of the concrete or asphalt pad on which it is located:

lower the Flood Construction Level for any watercourse or the sea where it has been determined to the satisfaction of the Ministry of Environment and Parks, or where it has not been determined or a site-specific Flood Construction Level has not been determined;

nor lower than three (3) metres above the natural boundary of Chapman Creek and Gray Creek;

nor lower than one point five (1.5) metres above the natural boundary of the sea, a lake, swamp or pond;

nor lower than one point five (1.5) metres above the natural boundary of any other watercourse;

nor in any case lower than zero point six (0.6) metres above the natural ground elevation taken at any point on the perimeter of the building for locations on the alluvial fans of Chapman Creek, Wilson Creek, Gray Creek, Angus Creek, and Burnett Creek or Irvine Creek as shown on Schedule "A" in Zoning Bylaw No. 25, 1987.

- (b) The required elevation may be achieved by structural elevation of the said habitable, business, or storage area or by adequately compacted landfill on which any building is to be constructed or mobile home or unit located, or by a combination of both structural elevation and landfill. No area below the required elevation shall be used for the installation of furnaces or other fixed equipment susceptible to damage by floodwaters.
- (c) Where landfill is used to achieve the required elevation stated in Clause 3(a) above, no portion of the landfill slope shall be closer than the distances in Clause 2 from the natural boundary, and the face of the landfill slope shall be adequately protected against erosion from flood flows, wave action or other debris.

- (d) Foundations of construction in alluvial fan areas shall be designed by a Professional Engineer to ensure that structures are anchored to minimize the impact of flood, sediment and erosion damage; footings are extended below scour depth, or fill materials are armoured where elevation is achieved by fill, to protect against scour, erosion and flood flows.

3.04 EXEMPTIONS

Clause 3 shall not apply to:

- (a) a renovation of an existing building or structure that does not involve an addition thereto; or an addition to a building or structure that would increase the size of the building or structure by less than twenty-five (25%) percent of the floor area existing as of April 27th, 1976.
- (b) that portion of a building or structure to be used as a carport or garage;
- (c) on-loading and off-loading facilities associated with water-oriented industry. Main electrical switchgear shall be placed above the Flood Construction Level.

3.05. PURPOSE OF CONDITIONS

The purpose of these conditions is to reduce the risk of injury, loss of life, and property damage due to flooding and erosion. However, the District of Sechelt does not represent to the owner or any other person that any building constructed or mobile home or unit located in accordance with the following conditions will not be damaged by flooding or erosion.

3.06 RELAXATION

The Minister of Environment and Parks or his duly authorized designate may exempt a development from the requirements of this section, subject to conditions he may impose. Appeals against the provisions of this section will only be considered in writing on Ministry of Environment and Parks, Water Management Branch "Application for Reduction of Flood Control Requirements" form.

PART 4 - GENERAL PROVISIONS

- 4.01 The Owner or agent shall provide to the District of Sechelt a list of all mobile home owners and pad numbers on or before January 1st of each year.
- 4.02 A moving permit shall be required for each mobile home moved into a mobile home park. Each application for a moving permit shall be accompanied by an application fee of Ten Dollars (\$10.00) and an Application to Transport (Re-location) Form No. M.H. 103 from the Government Agent's office.
- 4.03 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 District of Sechelt.
- 4.04 (1) No mobile home shall be located elsewhere in a mobile home park other than on a mobile home pad.
- (2) No more than one (1) mobile home shall be located in a mobile home space.
- (3) Notwithstanding Subsection (1) no more than one (1) unoccupied mobile home for every ten (10) mobile home spaces in a park may be located in a designated storage area.
- 4.05 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 Municipality.
- 4.06 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.
- 4.07 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;
- (d) the installation, maintenance and use of all solid-fuel burning appliances.

shall be in accordance with the regulations of the Fire Marshal Act.

- 4.08 All mobile homes shall meet or exceed the Canadian Standards Association approval.
- 4.09 All connections to services shall be in accordance with the B.C. Building Code.
- 4.10 Any mobile home located on a pad shall be supported by "double blocking", which shall be covered by skirting.

PART 5 - MOBILE HOME PARK

DESIGN AND LAYOUT STANDARDS

5.01 GENERAL PURPOSE

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

5.02 PERMITTED USES

Within a mobile home park only the following may be located:

- (a) mobile homes;
- (b) home occupation;
- (c) accessory buildings including one (1) single family dwelling and service buildings;
- (d) recreation areas;
- (e) identification signs;
- (f) common storage area for the storage of recreational vehicles, boats, etc.
- (g) buildings or structures ancillary to the above.

5.03 SIGNS

Subject to the provisions of the District of Sechelt Sign Bylaw No. 16, 1987, a sign may be located at the principal entrance to the site.

5.04 SITE AREA

The minimum site area for the mobile home park shall be two (2) hectares.

eighteen (18)

5.05 The maximum density for a mobile home park shall be ~~twelve (12)~~ mobile home units per hectare.

- 5.06 (1) The minimum area for a mobile home space shall be four hundred and twenty-five (425) square metres.
- (2) The minimum frontage of each mobile home space abutting an internal roadway right-of-way shall be twelve (12) metres except in the case of mobile home space abutting a cul-de-sac or a panhandle mobile home space in which case minimum frontage shall be six (6) metres.
- (3) Each mobile home space shall be clearly marked off by suitable means.
- (4) All mobile home spaces shall:
- (a) be drained properly to a central collector system;
 - (b) be clearly numbered;
 - (c) have a clearly discernible mobile home pad of concrete. Mobile home pads shall have a maximum six (6%) percent longitudinal and/or fifteen (15%) percent cross or crown gradient.

5.07 SITE COVERAGE

- (1) The mobile home and additions to it, exclusive of a carport, shall not cover more than thirty-five (35%) percent of the mobile home space upon which it is situated.
- (2) The addition to a mobile home, exclusive of a carport shall not be larger in area than twenty-five (25%) percent of the floor area of the mobile home.

5.08 BUFFER AREAS

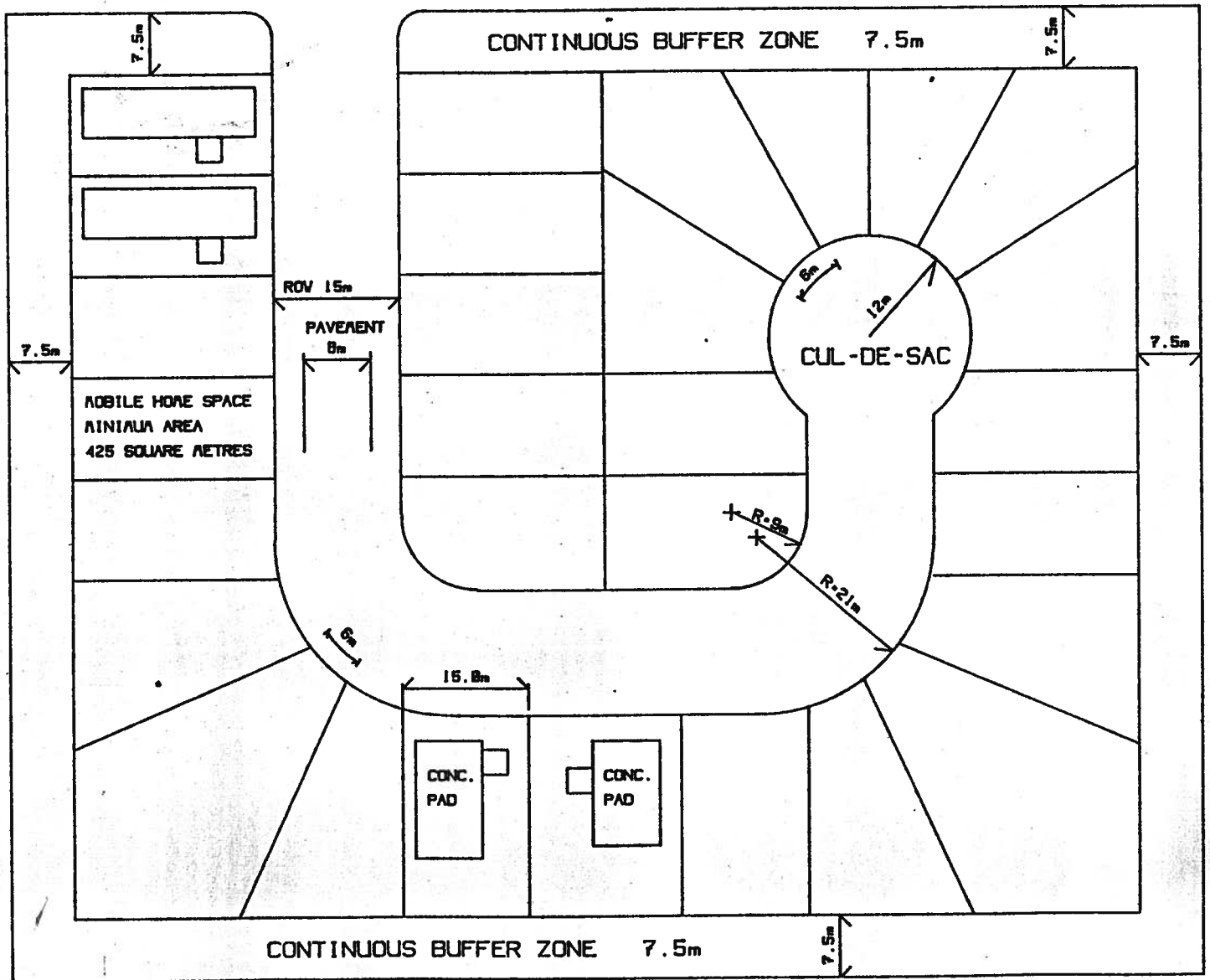
- (1) To provide a buffer area, the mobile home spaces shall be located not less than seven point five (7.5) metres from that boundary of the park abutting a public street or highway and not less than seven point five (7.5) metres from the remaining boundaries of the park. These setbacks/buffer areas shall be suitably landscaped and create visual screening of coniferous variety from adjacent properties of at least ten (10) feet in height.
- (2) Within a buffer area:
- (a) no recreation or service areas, except for waterfront recreation or amenity areas, may be located;
 - (b) no mobile home area nor an Owner's residential plot may be located;

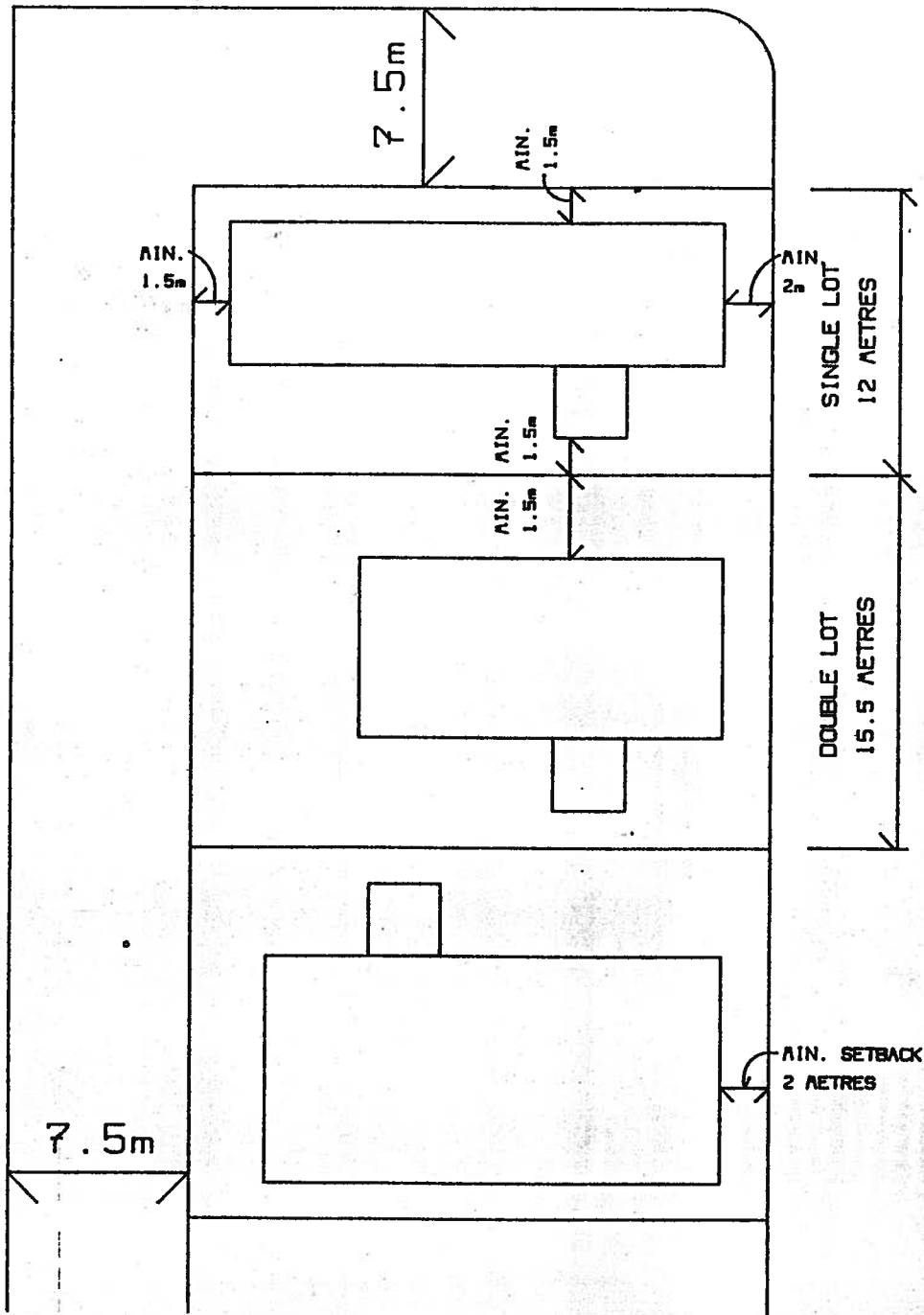
- (c) no building or structure may be erected or placed, except a sign, which may only be placed within seven point five (7.5) metres of any highway, and a fence and a wall;
 - (d) no garbage-disposal area and no part of any private sewage-disposal system, other than such parts of such system as may be underground, shall be located;
 - (e) except where danger is involved, no plant material 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;
 - (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 practical 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 neighbouring property by a body of water, then notwithstanding Section 5.08 (1):
- (a) for the purpose of establishing the buffer area, the mobile home park boundary shall be deemed to be the center line of that body of water; and
 - (b) a building or buildings to house 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 seven point five (7.5) metres of any other boundary.

5.09 SETBACKS AND BUILDING/STRUCTURE HEIGHT

- (1) a) No mobile home shall be located within three (3) metres of another mobile home.
- b) No accessory building shall be located within two (2) metres of another building;
- (2) No part of any mobile home or any addition shall be located:
 - (a) within two (2) metres of an internal access road right-of-way or common parking area;
 - (b) within one point five (1.5) metres of rear and side mobile home space lines.
- (3) No building or structure shall exceed six point zero (6.0) metres in height.

PUBLIC HIGHWAY





5.10 MOBILE HOMES PER SPACE/LOT

No more than one (1) mobile home shall be located on a mobile home space.

5.11 GROUPS AND CLUSTERS

- (1) Groups or clusters of mobile homes may be placed on a combined space where the areas of the combined space is not less than 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.

5.12 SKIRTINGS

- (1) Skirtings shall be installed within sixty (60) days of installation of a mobile home on a mobile home pad and shall have two (2) easily removeable access panels of a minimum width of one point two (1.2) metres, one providing access to the area enclosed by the skirting for inspecting or servicing the service connection 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 and shall be painted or pre-finished so that the design and construction shall complement the main structure.
- (3) Skirting shall have two (2) screen openings, each with minimum area of zero point two (0.2m²) metres square, for the purpose of providing cross ventilation beneath the mobile home.

5.13 PERMISSIBLE ADDITIONS

- (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 four (4) square metres;

- (d) rooms (cabanas) added to a mobile home; provided that any such added room shall have 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 and shall be painted or pre-finished 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 District of Sechelt Building and Plumbing Bylaw No. 15. 351

5.14 PARKING (OFF-ROADWAY)

- (1) One level easily accessible car parking space shall be provided near each mobile home. In addition, for every two (2) mobile homes, one (1) 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.

5.15 OWNER'S RESIDENTIAL PLOT

- (1) An Owner's residential plot shall be permitted within a mobile home park, if the area of the plot is not less than four hundred and twenty-five (425) square metres when the residence is a mobile home unit, and five hundred and fifty (550) square metres when the residence is a conventional dwelling unit.
- (2) An Owner's residence plot shall include sufficient area to provide one (1) off-street parking space for Owner's use and a minimum of two (2) parking spaces for visitors and customers.

5.16 TENANT STORAGE

- (1) One (1) storage facility (shed) may be constructed on each mobile home space, provided that:
 - (i) it is compatible in appearance with the mobile home;
 - (ii) it is seventeen (17) cubic metres to twenty-five point five (25.5) cubic metres in volume; and
 - (iii) it does not exceed two point five (2.5) metres in height.

PART 6 - RECREATION AREA

- 01
- (1) Not less than five (5%) 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 three thousand (3,000) square metres of recreation space is required, two (2) or more recreational areas may be provided.
 - (4) Recreation areas in the mobile home park, except indoor recreation facilities, shall be of a grass, asphalt, concrete, tile, or interlocking brick surface and shall be properly landscaped.

ACCESS, ROADWAYS AND WALKWAYS

6.02 ACCESS

- (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 sixty (60) metres from the first access, shall be provided to each mobile home park containing fifty (50) or more mobile home spaces.

6.03 ROADWAYS

- (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 roadway width requirements shall be as follows:
 - (a) Access to and from a mobile home park shall be by a roadway of eight (8) metres minimum paved width and a right-of-way of fifteen (15) metres. No parking shall be allowed on the access road.

(b) Collector or distributor roads:

- (i) with parking on both sides shall have minimum surfaced width of ten (10) metres and a right-of-way of fourteen (14) metres.
- (ii) with parking on one side shall have a minimum surfaced width of eight (8) metres and a right-of-way of twelve (12) metres.
- (iii) with no parking shall have a minimum surfaced width of six (6) metres and a right-of-way of twelve (12) metres.

(c) minor roadways:

- (i) cul-de-sacs and two-way minor roads shall have a minimum paved width of six (6) metres and a right-of-way of twelve (12) metres.
- (ii) one-way minor roads shall have a minimum paved width of four (4) metres and a right-of-way of twelve (12) metres.
- (iii) one-way minor roads shall not exceed one hundred and fifty (150) metres in length.
- (iv) cul-de-sac shall not exceed ninety (90) metres in length.
- (vii) 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 dead-end with a radius of at least twelve (12) metres.
- (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.

PART 7 - ANCILLARY BUILDINGS

7.01 Ancillary buildings shall:

- (a) conform to the District of Sechelt Building and Plumbing Bylaw No. 15;
- (b) be located at least four point five (4.5) metres from any mobile home space;
- (c) be a 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.

PART 8 - 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 flow pressure of one hundred (100) KPA or not over a maximum flow pressure of five hundred & eighty-five (585) 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 bibs, stand pipes and hydrants.

8.04 Each water distribution branch-line serving a mobile home space shall have a minimum diameter of one point nine (1.9) cm and rated at eleven hundred and three (1103) KPA (160 p.s.i.) municipal service.

PART 9 - SEWAGE SYSTEMS

- 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.
- This 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 park is situate.
- 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 two point two (2.2) metres above the surrounding grade. Outdoor vents shall be securely fastened to a ten cm by ten cm (10cm X 10cm) (4" X 4") 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 forty-five (45) degrees. All outdoor cleanouts shall be accessible, and shall be of any material acceptable under the B.C. Plumbing Code, with their position indicated on the ground. All parts of any cleanout extension shall 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 eight (8) fixture units.

PART 10 - SEWAGE DISPOSAL

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

PART 11 - GARBAGE DISPOSAL

The owner of a mobile home park shall dispose or arrange for disposal of garbage or refuse.

If the owner of a mobile home park establishes one (1) 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 container so that they shall not become foul-smelling, unsightly, or a breeding place for flies.

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

PART 12 - FIRE HYDRANTS

hydrants meeting the requirements of the Municipality shall be installed and connected to the internal water supply of a mobile home park such that no mobile home space is beyond one hundred and twenty (120) metres from a fire hydrant, as measured along the internal and/or external roadway system.

PART 13 - STREET LIGHTING

Lighting shall be installed and maintained to adequately illuminate the travelled portion of the roadway at the following conditions:

the intersection of access roads and public highways;

all internal intersections;

the turning circle of cul-de-sacs;

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

PART 14 - SUPERVISION AND REPORTING

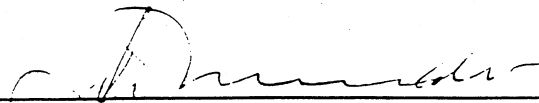
- 14.01 The owner shall maintain all park equipment in or on the mobile home park in a clean, safe, and sanitary condition.
- 14.02 Every mobile home park shall be kept free of inflammable debris and rubbish at all times.
- 14.03 Fires shall be made only in stoves, incinerators or other structures designed for that purpose.
- 14.04 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.
- 14.05 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 5TH day of JULY , 1989.

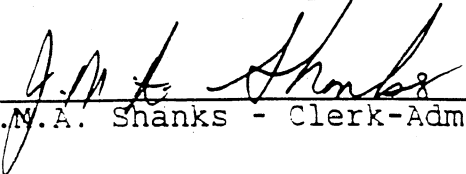
READ A SECOND TIME this 5TH day of JULY , 1989.

READ A THIRD TIME this 5TH day of JULY , 1989.

RECONSIDERED AND ADOPTED this 19TH day of JULY , 1989.

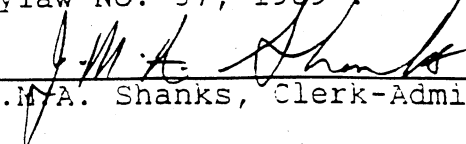


Tom Meredith - Mayor



J.M.A. Shanks - Clerk-Administrator

I certify this to be a true and accurate copy of the District of Sechelt "Mobile Home Parks Bylaw No. 37, 1989".



J.M.A. Shanks, Clerk-Administrator