

District of Chilliwack

Bylaw No. 662

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 Chilliwack in open meeting assembled enacts as follows:

PART 1 INTERPRETATION AND ADMINISTRATION

1.01 This bylaw may be cited as the "Mobile Home Parks Bylaw 1986, No. 662".

1.02 The "Mobile Home Parks Bylaw 1980, No. 63" and amendments thereto, are hereby repealed.

1.03 This bylaw shall be applicable within the boundaries of the District of Chilliwack.

1.04 (1) Metric units are used throughout this bylaw.

Definitions

(2) In this bylaw, unless the context otherwise requires,

"amenity area" means land free of roadways and parking areas, and intended for the enjoyment or recreational use of the tenants of the mobile home park for which such space is provided;

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

"approval" means approval in writing;

"buffer area" means a landscaped or natural area forming the perimeter of a mobile home park;

"Building Inspector" means the person appointed by Council to administer the Building Bylaw and this bylaw;

"Bylaw Enforcement Officer" means the person appointed by Council to enforce the bylaws of the District of Chilliwack;

"Council" means the Council of the District of Chilliwack;

"domestic water" means water which is approved for drinking purposes by the Medical Health Officer;

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

"double-wide mobile home" means a mobile home transported to a mobile home park in two sections which are fastened together on site forming a structure 6 m to 8.6 m in width;

"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;

"gross site area" means the total land area within the parcel to be developed as a mobile home park;

"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 as a dwelling unit designed to be towable on its own chassis and sited without requiring a permanent foundation. Such structure must have a minimum floor area of 50 m² and shall meet either the Canadian Standards Association (CSA Standard Z240 or CSA Standard A277) requirements or shall conform to the Building Regulations of British Columbia;

"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;

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

"mobile home park permit" means a permit authorizing the construction of a mobile home park including associated engineering works but not including service buildings, ancillary buildings or residences;

"owner" means the registered owner of a mobile home park or his lawful agent or representative, including the manager or operator of the mobile home park;

"roadway" means an allowance within a mobile home park which is made suitable for normal vehicular use so vehicles can gain access to abutting spaces;

"single-wide mobile home" means a mobile home transported to a mobile home park in one section to form a structure 3 m to 4.3 m in width;

"skirting" means a wall enclosing the space below the floor system of a mobile home or manufactured home;

"tenant" means one who occupies another's land or premises in subordination to such owner's title, and with his assent expressed or implied.

1.05 No owner of a Mobile Home Park shall: Prohibitions

- (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,

except in compliance with this bylaw.

1.06 (1) Subject to section 1.06(2) the provisions of this Exclusion bylaw shall apply to all mobile home parks or to any part of a mobile home park existing at the coming into force of this bylaw.

- (2) Any upgrading or expansion of a mobile home park in existence at the date of adoption of this bylaw shall meet the standards set out in this bylaw but no person shall be compelled to upgrade or expand an existing mobile home park.

- 1.07 (1) The Building Inspector or Bylaw Enforcement Officer shall administer this bylaw. Administration
- (2) The Building Inspector or Bylaw Enforcement Officer may enter any mobile home park at all reasonable times to ascertain whether the regulations or directions in this bylaw are being observed.
- 1.08 (1) It shall be unlawful for any person to prevent or obstruct the Building Inspector or Bylaw Enforcement Officer from carrying out his duties under this bylaw. Violation
- (2) Nothing in this bylaw shall relieve the owners of a mobile home park from the responsibility to comply with all other bylaws and regulations that may be applicable.
- 1.09 (1) Any person who violates any provision of this bylaw shall be guilty of an offence and shall be liable, upon Summary Conviction, to a fine of not less than One Hundred Dollars (\$100.00) or to imprisonment, or to both such fine and imprisonment not exceeding the maximum provided in the "Offence Act", RSBC 1979, Chapter 305. Penalty
- (2) Each day during which such violation is continued shall be deemed to constitute a new separate offence.
- 1.10 If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this bylaw. Severability

PART 2 MOBILE HOME PARK APPLICATION, APPROVAL AND PERMIT

- 2.01 (1) Prior to commencement of any construction of or expansion of a mobile home park any owner must first obtain a "mobile home park permit" Application Plans and Specification.
- (2) An application for a "mobile home park permit" shall be made in writing to the Building Department and shall contain:
- (a) the name and address of the applicant;
 - (b) the intended use of the land;
 - (c) the civic address 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, storm drainage and garbage disposal;
 - (e) two full sets of working drawings to appropriate metric 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, the location and dimensions of all roadways, any common recreation areas and the owner's residential plot, if any;

- (iv) the dimensions and location of all ancillary buildings, the owner's residence, and other structures;
 - (v) the internal layout of all utility service buildings and other structures, apart from the owner's residence;
 - (vi) the location and details of water distribution, valves, fire hydrants and service connections;
 - (vii) the location and details of all sanitary sewer lines, connections, clean outs, manholes, 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 notations 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;
 - (xiv) a site drainage plan showing the drainage pattern of the mobile home park and any parcel affected by the mobile home park;
 - (xv) the location and details of all storm drainage pipes, connections, catch basins, manholes, infiltration systems and outfalls.
- (3) The plans, together with specifications, of roadways, water distribution, sewage collection and disposal, and storm drainage as well as the site drainage plan shall be signed and sealed by a professional engineer. Approval by
Professional
Engineer
- (4) On completion of the works, the consulting engineer who prepared the design in accordance with 2.01(3) shall submit a certificate to the Building Inspector stating that the works have been completed in accordance with the approved drawings and to municipal standards.
- 2.02 (1) No owner shall locate, establish, construct, alter, extend, expand, subdivide or operate a mobile home park until a "mobile home park permit" has been issued by the Building Inspector. Approval on
Permit
- (2) A "mobile home park permit" under subsection (a) shall not be issued until a sewage disposal permit (if required) has been issued, and the water supply system, garbage disposal method and zoning have been approved.
- (3) The Building Inspector shall examine each complete application for a "mobile home park permit" and shall notify the applicant in writing either that the permit is issued or that it is refused.

- (4) The Building Inspector may require the applicant to provide additional relevant information, including but not limited to topographic and soil condition data;
- (5) A "mobile home park permit" shall be void:
 - (a) if the construction authorized thereunder is not commenced within six months from the date of the permit's issuance;
 - (b) if the permit is not renewed within six months from the date of the permit's issuance;
 - (c) if, after the commencement of construction, the work is discontinued for a period of more than six months for any cause other than adverse weather conditions, labour disputes, fire, unusual delay by common carriers or unavoidable casualties of any kind whatsoever beyond the owner's control;

and work shall not be again commenced until a new permit shall be issued and fee paid.

(6) 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 value of construction shall be the contract price together with an allowance of 15% for extras or such construction value to be calculated or fixed by the Building Inspector according to the submitted plan and specifications.
- (d) The construction of buildings and structures in a mobile home park shall require a "building permit" as specified in the District of Chilliwack Building Bylaw.

PART 3 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 efficient drainage.
- 3.02 The plumbing, electrical installations and construction of buildings in any mobile home park including additions and alterations shall comply with the bylaws or regulations in force in the District of Chilliwack.
- 3.03 (1) No mobile home shall be located elsewhere in a mobile home park than in a mobile home space.
 - (2) No more than one mobile home shall be located in a mobile home space.
- 3.04 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 in accordance with the District of Chilliwack Refuse Disposal Bylaw 1984, No. 529 as amended.

- 3.05 A copy of this bylaw shall be posted prominently and permanently in the mobile home park office for the reference of the residents.
- 3.06 In mobile homes located in a mobile home park:
- (a) the installation and maintenance of all oil burners and oil-burning equipment and appliances using inflammable liquids as fuel;
 - (b) the storage and disposal of inflammable liquids and oils;
 - (c) the installation, maintenance, carriage, and use of compressed-gas systems;
- shall be in accordance with the Building Regulations of British Columbia or Fire Services Act RSBC 1979, Chapter 133.
- 3.07 All mobile homes shall meet or exceed the Canadian Standards Association CSA Standard Z 240 or CSA Standard A 277 requirements or shall conform to the Building Regulations of British Columbia.
- 3.08 All connections to services shall be in accordance with the Building Regulations of British Columbia and the requirements of the District of Chilliwack Engineering Department.
- 3.09 Any mobile home located on a space shall be supported by "double blocking" and shall be anchored in accordance with the Building Regulations of British Columbia to resist uplift and lateral movement.

PART 4 DESIGN AND LAYOUT STANDARDS

- 4.01 (1) Each mobile home space shall: Mobile Home Space/Lot
- (a) be clearly marked off and numbered by suitable permanent means;
 - (b) have adequate provision for anchoring both single and double wide mobile homes in accordance with the Building Regulations of British Columbia to resist uplift and lateral movement;
 - (c) have proper drainage.
- (2) The minimum area for a mobile home space shall be 330 m² to accommodate a single wide mobile home and 390 m² to accommodate a double-wide mobile home.
- (3) The minimum of each mobile home space abutting an internal roadway shall be 12 m to accommodate a single-wide mobile home and 15 m to accommodate a double-wide mobile home, except in the case of a mobile home space abutting a cul-de-sac or curved roadway, in which case minimum frontage may be reduced to 6 m provided the minimum width of the mobile home space is 9.0 m at the building line.
- 4.02 (1) To provide a buffer area, the mobile home spaces shall be Buffer Areas located not less than 7.5 m from that boundary of the park abutting a public street or highway and not less than 4.5 m from the remaining boundaries of the park.

- (2) Within a buffer area:
 - (a) no required amenity area or service areas, except for waterfront amenity areas shall be located;
 - (b) no mobile home area nor an owner's residential plot shall be located;
 - (c) 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;
 - (d) except for the removal of an obvious hazard to safety, no plant material shall be removed, and no rock or soil or other natural substance shall be deposited or removed except in conformity with the approved landscape plan for the site referred to in Section 2.01(2)(e)(x);
 - (e) 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 neighbouring property by a body of water, then notwithstanding Sections 3.01 or 4.02(1):
 - (a) for the purpose of establishing a buffer area, the mobile home park boundary shall be deemed to be the natural boundary of that body of water; and
 - (b) a building or structures to house boats or dressing-rooms may be located on land adjoining waters that are suitable for small-boat navigation at low water, as long as the buildings are not within 7.5 m of any other boundary, and provided provisions of Section 3.02 are met.
- 4.03 (1) No part of any mobile home or any addition shall be located: Setbacks
 - (a) within 6 m of the front of the mobile home space;
 - (b) within 1.5 m of the rear of the mobile home space;
 - (c) within 1.5 m of one side of a mobile home space;
 - (d) within 3 m of the opposite side of a mobile home space.
- 4.04 (1) Skirtings shall be installed on a mobile home and shall have two easily removed access panels of a minimum width of 1.2 m, one providing access to the area enclosed by the skirting for inspecting or servicing the service connections to the mobile home, such an access panel shall be located under the mobile home; and the other providing access to the area enclosed by the skirting for storage. Skirtings
 - (2) Skirting shall be factory prefabricated or of similar appearance to the mobile home.
 - (3) Skirting shall have two screen openings, each with a minimum area of 0.2 m², for the purpose of providing cross ventilation beneath the mobile home.

- 4.05 (1) Additions to mobile homes may include: Permissible Additions
- carports;
 - canopies or awnings;
 - sundecks or porches; and
 - enclosed additions
- (2) Enclosed additions to a mobile home shall have an exit other than through the mobile home and shall not restrict the means of egress from the mobile home.
- (3) All attached or accessory structures such as porches, sun rooms, additions and storage facilities shall be prefabricated or otherwise constructed so as to appear similar to the mobile home.
- 4.06 (1) 2 parking spaces shall be provided on each mobile home space. In addition, for every 10 mobile homes, one additional parking space shall be provided in one or more common parking areas. Parking
- (2) All parking spaces shall be paved and graded for proper drainage.
- (3) Parking spaces shall have a minimum overall length of 6 m and a minimum overall width of 2.6 m and shall not extend onto the travelled portion of any roadway.
- 4.07 (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 m² when the residence is a mobile home unit and 450 m² when the residence is a single family detached dwelling. Owner's Residential Plot
- (2) An owner's residential plot shall include sufficient space to provide one off-street parking space for the owner's use and a minimum of 2 parking spaces for visitors and customers.
- 4.08 (1) One storage shed may be located on each mobile home space, provided that: Tenant Storage
- (a) it is no more than 10 m² in area;
 - (b) it does not exceed 3 m in height;
 - (c) it is situated at least 0.6 m from the side or rear of a mobile home space;
 - (d) if is situated at least 3 m from a mobile home on an adjacent lot;
 - (e) it is not situated in any required front setback.
- (2) Within any mobile home park, a storage compound shall be provided to the following standards:
- (a) it shall be surrounded by a chain link fence 1.5 to 1.8 m in height; except for permissible exits or where adjoining an ancillary building or water course;
 - (b) it shall provide a minimum area of 10 m² per mobile home space;
 - (c) it shall be surfaced in gravel or reinforced grass and shall be well drained.

PART 5 AMENITY AREA

- 5.01 (1) No less than 6% of the gross site area of the mobile home park shall be devoted to tenants' recreational uses, and shall be provided in a convenient and accessible location acceptable to the District. Amenity Area
- (2) Notwithstanding the above, the required amenity area may be reduced by a factor of 2 x the area of tennis court, playground equipment or similar outdoor improvement and by 3 x the area of indoor recreation facilities such as indoor swimming pool, games room, etc.
- (3) The amenity areas shall not include buffer areas, watercourses, parking areas, service buildings, mobile home spaces, driveways and storage areas. Amenity Area Bonus
- (4) In mobile home parks where more than 1000 m² of amenity area is required, two or more amenity areas may be provided.
- (5) Amenity areas in the mobile home park, except indoor recreation facilities, shall be of a grass or asphaltic surface and shall be properly landscaped.

PART 6 ACCESS, ROADWAYS AND WALKWAYS

- 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 Municipal Engineer. Access
- (2) A second access from a public highway separated by at least 60 m from the first access, shall be provided to each mobile home park containing 50 or more mobile home spaces.
- 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 roads.
- (2) Roads within a mobile home park shall meet the following requirements: Roadways
- (a) two-way internal roads shall have a minimum pavement width of 6 m;
- (b) one-way internal roads shall have a minimum pavement width of 4.5 m;
- (c) cul-de-sacs shall have a minimum paved turning radius of 10 m.
- (3) All roads in the mobile home park shall be paved, well drained and maintained.
- (4) Roads shall be adapted to the topography, and shall have a maximum gradient not exceeding 8%.
- (5) All internal roads and paved areas for common use of the tenants shall be drained in accordance with the District of Chilliwack subdivision standards. This may be achieved without curbs by providing a road cross section with at 2% fall to the centre and appropriate longitudinal grads to catchbasins in the centre of the road. Where a piped drainage system is installed, the paved areas within a mobile home park shall be connected to the drainage system unless otherwise approved by the Municipal Engineer. Storm Drainage

The minimum diameter of pipe draining an internal road shall be 200 mm.

- (6) Parking shall not be permitted on internal roads except in dust-free or paved parking bays off the paved roadway.
- 6.03 (1) Where public open space, recreation areas, ancillary buildings or public schools exist contiguous to mobile home spaces, a walkway of 2.5 m in width shall be provided to facilitate access from the mobile home park to said facility. Walkways

PART 7 ANCILLARY BUILDINGS

- 7.01 (1) Ancillary buildings shall:
- (a) conform to the Building Regulations of British Columbia;
 - (b) be located at least 3 m from any mobile home space;
 - (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 provisions of the Building Regulations of British Columbia.

PART 8 WATER SUPPLY AND FIRE PROTECTION

- 8.01 A mobile home park shall be connected to a minimum 150 m diameter pipe forming part of a community water system. Water Supply
- 8.02 The internal water distribution system shall be designed and installed in accordance with District of Chilliwack bylaws and subdivision standards.
- 8.03 No mobile home space should be located more than 120 m from a fire hydrant as measured along an unobstructed path by way of internal and external road systems.
- 8.04 Water services shall be terminated at least 1.8 m from the terminus of the sanitary sewer connection.
- 8.05 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.
- 8.06 Each water service pipe serving a mobile home space shall have a minimum diameter of 19 mm and be equipped with a shut-off valve.

PART 9 UNDERGROUND WIRING

- 9.01 A wiring including electricity, telephone, cablevision, shall be underground unless otherwise approved by the Building Inspector.

PART 10 SEWAGE SYSTEM

- 10.01 The owner of a mobile home park shall provide for the disposal of sewage that is generated within the mobile home park by providing a sewage system connected to all plumbing fixtures and sewage laterals in the mobile home park.

- 10.02 In each mobile home space a lateral sewer terminus shall be gas tight, protected from mechanical damage and protected from storm water infiltration.
- 10.03 Whether the internal sanitary sewage system is connected to the Municipal system or to a private system, it shall be designed and installed in accordance with the District of Chilliwack Sewer Connection and Regulation Bylaw and with the District of Chilliwack subdivision standards. The minimum sewer diameter other than a service connection shall be 150 mm.
- 10.04 Where the parcel on which the mobile home park is located is within the Sewerage District, the internal sewage system of the mobile home park shall be connected to the municipal system.

PART 11 GARBAGE DISPOSAL

- 11.01 (1) The owner of a mobile home park shall dispose or arrange for the disposal of garbage or refuse generated within the mobile home park in accordance with the District of Chilliwack Refuse Disposal Bylaw 1984, No. 529, as amended.
- (2) If the owner of a mobile home park establishes one or more depots within the park for the collections 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.

PART 12 STREET LIGHTING

- 12.01 Street lighting shall be installed and maintained in accordance with the District of Chilliwack Standard Engineering Specifications.

PART 13 SUPERVISION

- 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 all debris and rubbish at all times.
- 13.03 Fires shall be made only in stoves, incinerators, barbecues, 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 Building Inspector.
- 13.05 The tenant shall first obtain a letter of permission from the owner and then a building permit before commencement of construction of additions, separate buildings or structures on a mobile home space.

Received first reading on the 27th day of January, 1986.

Received second reading on the 27th day of January, 1986.

Received third reading on the 27th day of January, 1986.

Reconsidered, finally passed and adopted on the 3rd day of February, 1986.

....."J. Jansen".....
Mayor
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Clerk