

The Corporation of the District of North Cowichan

Bylaw No. 1775

A Bylaw to Regulate the Establishment
Extension, Design and Servicing of Mobile Home Parks,
Pursuant to Section 714 of the Municipal Act

**This bylaw is consolidated under section 139 of the *Community Charter*
and is printed by authority of the corporate officer.**

Pursuant to section 139 (3) of the *Community Charter*, “a printed document purporting (a) to be a copy of a bylaw consolidated under this section, and (b) to be printed by authority of the corporate officer is proof, in the absence of evidence to the contrary, of the original bylaw, of all bylaws amending it and of the fact of adoption of the original and all amending bylaws.”

Amendment Bylaw	Date
1804	JUL 06, 1978
2366	JUN 15, 1988
3139	AUG 14, 2002
3470	MAY 16, 2012

The Council of the Corporation of the District of North Cowichan in open meeting assembled ENACTS as follows:

Interpretation and Administration

1.01 Application

This bylaw shall be applicable within the boundaries of The Corporation of the District of North Cowichan.

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;

“**buffer area**” means the buffer area described in Section 4.04;

“**council**” means the Council of The Corporation of the District of North Cowichan;

“**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 Council to administer this bylaw;

“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;

BL 3139

“mobile home” means a dwelling unit no more than 4.3 m (14 ft.) wide, equipped with a toilet, and bathtub or shower, manufactured in single or multiple units, and occupied or intended to be occupied on a year-round, long-term basis somewhere other than where it is made;

“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, owners’ 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 more than three 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 mobile home with permissible additions and situated within a mobile home area;

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

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

“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 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.

1.03 **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.

1.04 **Exclusion**

- a. Subject to section 104(b) 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.
- b. No person shall be compelled to upgrade existing parks to the standards of this bylaw, but any upgrading shall not lessen the compliance with the bylaw and expansion shall meet bylaw provisions.
- c. Existing mobile homes that do not meet Canadian Standards Association Standard Z-240 standards/specifications shall be permitted to relocate or move into a mobile home park developed prior to the adoption of this bylaw only if brought up to Z-240 standards

with respect to electrical service, and if the gas and heating systems are in accordance with section 3.07 of the bylaw.

1.05 Administration

- a. The Building Inspector or such other person appointed by the Council shall administer this bylaw.
- b. Persons appointed under sub-section (a) may enter any mobile home park at any reasonable time for the purpose of administering or enforcing this bylaw.

1.06 Violation

- a. 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.
- b. It shall be unlawful for any person to prevent or obstruct any official appointed under sub-section 1.05 from carrying out his duties under this bylaw.

1.07 Penalty

- a. Any person who violates any provisions of this bylaw is liable on summary conviction to a penalty not exceeding ONE THOUSAND DOLLARS (\$1,000.00), and also the cost of the prosecution.
- b. Each day during which such violation is continued shall be deemed to constitute a new and separate offence.
- c. Upon conviction, the court may direct that no prosecution under sub-section (b) may be made, with respect to the continuance of the violation, for such period of time as it directs.

1.08 Severability

- a. 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.

Mobile Home Park Application, Approval and Permit

2.01 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, wastewater 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), 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 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 water frontage within or adjacent to the land concerned;
 - xii. all steep banks or slopes within or adjacent to the land concerned; and
 - xiii. the relationship of the proposed mobile home park to adjacent roads.

2.02 Approval and Permit

- a. No person shall establish, construct, alter, or subdivide a mobile home park until written approval of detailed plans and specifications is received and permit issued by the Inspector.
- b. Written approval and permit under sub-section (a) 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.
- c. The 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.
- d. The Inspector may:
 - i. require the applicant to provide additional relevant information, including but not limited to topographic and soil condition data;
 - ii. conduct inspections and tests in the vicinity of the site of the proposed mobile home park.
- e. If the issuance of a mobile home park permit is refused, the Inspector shall notify the applicant in writing of the reasons for refusal.
- f. Applicant may appeal to the Board of Variance with respect to relaxation of provisions within the jurisdiction of the Board of Variance.
- g. 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.

- h. If, after the issuance of any permit, the construction authorized thereunder 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, or if the work be not carried on continuously and in a bonafide 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.
- i. Fees
 - BL 3470** i. Each application for a mobile home park permit submitted shall be accompanied by the application fee prescribed in the Fees Bylaw for each mobile home space shown in the mobile home park plan.
 - BL 3470** ii. Each application for renewal of a mobile home park permit shall be accompanied by the application fee prescribed in the Fees Bylaw for each mobile home space shown in the mobile home park plan.
 - iii. 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 Corporation of the District of North Cowichan.
 - iv. 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.
- j. 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** a. 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.
- BL 1804** b. i. Notwithstanding any other provisions of this bylaw, 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 .6 metres (1.97 ft.) above the two hundred year flood level where it can be determined, or if not, less than 3 metres (9.84 ft.) above the natural boundary of any nearby water course or lake or within 7.6 metres (24.93 ft.) of the natural boundary of the sea and a lake, or within 30 metres (98.42 ft.) of the natural boundary of any nearby watercourse or source of water supply excluding wells with the exception of any mobile homes sited on pads established within the mobile home park prior to June 1, 1978.
- ii. 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 flood waters.
- iii. Provided that with the approval of the Deputy Minister of Environment, or his Designate, these requirements may be reduced.
- iv. For the purpose of the sub-section, 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 .6 metres (1.97 ft.) or more below the surrounding land serving to give direction to a current of water at least six months of the year or having a drainage area of 2.5 square kilometres (.97 sq. mi.) or more or as required by an official of the Ministry of Environment of the Province of British Columbia.

- 3.02** All parcels or parts of land included in a mobile home park site shall be contiguous.
- 3.03** The plumbing, electrical, and building in any mobile home park, including additions and alterations, shall comply with the bylaws or regulations in force in the territorial jurisdiction in which the mobile home park is situate.
- 3.04**
- a. No mobile home shall be located elsewhere in a mobile home park than on a mobile home area.
 - b. No more than one mobile home shall be located in a mobile home space.
 - c. Notwithstanding sub-section (a) 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 bylaw shall be posted prominently and permanently in the mobile home park office for the reference of the residents.
- 3.07** In mobile homes located in a mobile home park:
- a. the installation and maintenance of all oil burners and oil-burning equipment and appliances using inflammable liquids as fuels;
 - b. the storage and disposal of inflammable liquids and oils;
 - c. the installation, maintenance, carriage, and use of compressed gas systems shall be in accordance with the regulations of the *Fire Marshall Act* or the *Gas Act* as the case may be.
- 3.08** All mobile homes shall meet or exceed the Canadian Standards Association Standard Z-240 or A-277 as the case may be.
- 3.09** All connections to services shall be in accordance with the B.C. Building Code.
- BL1804 3.10** Any mobile home located on a space shall be supported by “double blocking” or other method as approved by the Building Inspector.

**Mobile Home Park
Design and Layout Standards**

4.01 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.

4.02 Mobile Home Space/Lot

- a. The minimum area for a mobile home space shall be 325 square metres (3498.27 sq. ft.).
- b. The minimum frontage of each mobile home space abutting an internal roadway right-of-way shall be 12 metres (39.37 ft.) except in the case of mobile home space abutting a cul-de-sac or a parhandle mobile home space in which cases minimum frontage shall be 6 metres (19.68 ft.).
- c. Each mobile home space shall be clearly marked off by suitable means.
- d. All mobile home spaces shall:
 - i. be drained properly;
 - ii. be clearly numbered;
 - iii. have a clearly discernible mobile home pad of compacted gravel or surfaced with asphalt or concrete pavement. Mobile home pads shall have a maximum 6% longitudinal and/or 15% cross or crown gradient.

4.03 Site Coverage

- a. The mobile home and additions to it, exclusive of a carport, shall not cover more than 35% of the mobile home space upon which it is situated.
- b. The addition to a mobile home, exclusive of a carport, porches, open sundecks, and detached storage sheds shall not be larger in area than 20% of the floor area of the mobile home.

BL1804

4.04 Buffer Areas

- a. To provide a buffer area, the mobile home spaces shall be located not less than 8 metres (26.25 ft.) from that boundary of the park abutting a public street or highway and not less than 5 metres (16.40 ft.) from the remaining boundaries of the park. These setbacks/buffer areas shall be suitably landscaped.
- b. Within a buffer area:
 - i. no recreation 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 7.6 metres (24.93 ft.) of any highway, and a fence and a wall;
 - iv. 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;
 - 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;

- vi. no vehicle parking area shall be located.
- c. 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.
- d. Where a mobile home park is separated from neighbouring property by a body of water, then notwithstanding sections 3.01 or 4.04(a)
 - i. for the purpose of establishing the buffer area, the mobile home park boundary shall be deemed to be the centre line of that body of water; and
 - ii. a building or buildings 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 metres (24.93 ft.) of any other boundary.

4.05 Set Backs

- a. No mobile home shall be located within 6 metres (19.68 ft.) of another mobile home.
- b. No part of any mobile home or any addition shall be located:
 - i. within 1.8 metres (5.91 ft.) of internal access road right-of-way or common parking area;
 - ii. within 1.5 metres (4.92 ft.) of rear and side mobile home space lines.
- c. No building or structure shall exceed 7.6 metres (24.93 ft.) in height.

4.06 Mobile Homes per Space/Lot

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

4.07 Groups and Clusters

- a. 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.
- b. Notwithstanding section 4.02 (a) and (b) each mobile home in a group or cluster shall have its own space which shall be clearly marked off by suitable means.

4.08 Skirtings

- a. Skirtings shall be installed within SIXTY (60 days) of installation of a mobile home on mobile home pad and shall have two easily removable access panels of a minimum width of 1.2 metres (3.94 ft.), one providing access to the area enclosed by the skirting for inspecting or servicing the service connections to the mobile home. Such an access panel shall be located close to the point at which such services are located under the mobile home; and the other providing access to the area enclosed by the skirting for storage.
- b. Skirtings shall be factory pre-fabricated or of equivalent quality and shall be painted or pre-finished so that the design and construction shall complement the main structure.

- c. Skirting shall have two screen openings, each with minimum area of 0.2 square metres (2.15 sq ft.), for the purpose of providing cross ventilation beneath the mobile home.

4.09 Permissible Additions

- a. No additions to mobile homes are permitted, except
 - i. carports;
 - ii. shelters against sun or rain (ramadas);
 - iii. vestibules and storage rooms;
 - iv. rooms 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;
- b. All attached or accessory structures such as porches, sun rooms, additions, and storage facilities shall be factory pre-fabricated units or of an equivalent quality and shall be painted or pre-finished so that the design and construction shall complement the main structure.
- c. All attached or accessory structures shall require a building permit and shall comply with the requirements of the B.C. Building Code.

BL1804

BL1804

4.10 Parking (off-roadway)

- a. One level easily accessible car parking space shall be provided near each mobile home. In addition, for every two mobile homes, one additional parking space shall be provided.
- b. Parking spaces shall be free of mud, be graded for proper drainage, and be paved or dust free.

4.11 Owner's Residential Plot

- a. An owner's residential plot shall be permitted within a mobile home park if the area of the plot is not less than 325 square metres (3498.27 sq. ft.); when the residence is a mobile home unit and 550 square metres (5920.15 sq. ft.); when the residence is a conventional dwelling unit.
- b. An owner's residence plot shall include sufficient area to provide one off-street parking space for owner's use and minimum of two parking spaces for visitors and customers.

4.12 Tenant Storage

- a. One 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 17 - 25 cubic metres (600.35 - 882.87 cu. ft.) in volume; and,
 - iii. it does not exceed 2.4 metres (7.87 ft.) in height.

Recreation Area

- 5.01**
- a. Not less than 5% of the gross site area of the mobile home park shall be devoted to tenants' recreational uses, and shall be provided in a convenient and accessible location. For the purpose of calculating recreational space requirement, any indoor recreational space provided shall be counted as double its actual area.
 - b. The recreation areas shall not include buffer areas, parking areas, ancillary buildings, mobile home spaces, driveways, and storage areas.
 - c. In mobile home parks where more than 1000 square metres (10763.9 sq ft.) of recreation space is required, two or more recreational areas may be provided.
 - d. Recreation areas in the mobile home park, except indoor recreation facilities, shall be of a grass or asphalt surface and shall be properly landscaped.

Access, Roadways and Walkways

6.01 Access

- a. 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.
- b. A second access from a public highway separated by at least 60 metres (196.85 ft.) from the first access, shall be provided to each mobile home park containing 50 or more mobile home spaces.

6.02 Roadways

- a. 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.
- b. Minimum roadway width requirements shall be as follows:
 - i. Access to and from a mobile home park shall have a minimum surfaced width of 6.71 metres (22.01 ft.) and right-of-way of 15 metres (49.21 ft.). No parking shall be allowed on the access road.
 - ii. Collector or distributor roads:
 1. with parking on both sides shall have a minimum surfaced width of 11 metres (36.09 ft.) and a right-of-way of 14 metres (45.93 ft.).
 2. with parking on one side shall have a minimum surfaced width of 8.5 metres (27.89 ft.) and a right-of-way of 12 metres (39.37 ft.).
 3. with no parking shall have a minimum surfaced width of 6 metres (19.68 ft.) and a right-of-way of 12 metres (39.37 ft.).
 - iii. Minor roadways:
 1. cul-de-sacs and two-way minor roads shall have a minimum paved width of 5 metres (16.40 ft.) and a right-of-way of 12 metres (39.37 ft.).

2. one-way minor roads shall have a minimum paved width of 4.3 metres (14.11 ft.) and a right-of-way of 12 metres (39.37 ft.).
3. One-way minor roads shall not exceed 150 metres (492.13 ft.) in length.
4. cul-de-sacs shall not exceed 90 metres (295.28 ft.) in length.
5. parking shall not be permitted in minor roadways except in dust free or paved parking bays.

- iv. All roads in the mobile home park shall be paved, well drained, and maintained.
- v. 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 12 metres (39.37 ft.).
- vi. Roads shall be adapted to the topography, and shall have suitable gradient for safety to traffic.

BL2366

- vii. A mobile home park that is strata titled for individual ownership or is in the process of changing from a rental based operation to a strata title operation, 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.

BL2366

- viii. A mobile home park that is operated on a rental basis, which adjoins, abuts, or faces an area in which curbs, gutters, and piped storm drainage are required, is not required to have curbs and gutters, notwithstanding piped storm drainage, is required.

Ancillary Buildings

7.01 Ancillary buildings shall:

- a. conform to the B.C. Building Code;
- b. be located at least 4.6 metres (15.09 ft.) from any mobile home space;
- c. be of permanent construction and adequately lighted;
- d. have walls, floors, and partitions that can be easily cleaned;
- e. have all rooms well ventilated, with all openings effectively screened;
- f. where toilet facilities are required, separate facilities for males and females shall be provided.

Water Supply

8.01 The owners 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 kilopascals (30 lbs per sq. in.) or not over a maximum working pressure of 350 kilopascals (50 lbs. per sq. in.) 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 18 millimetres (3/4 in).

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 2 metres (6.36 ft.) above the surrounding grade. Outdoor vents shall be securely fastened to a ninety-by-ninety millimetre (3.54 in. x 3.54 in.) minimum wood-preserved 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 eight fixture units.

Sewage Disposal

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

Garbage Disposal

- 11.01**
- a. The owner of a mobile home park shall dispose or arrange for disposal of garbage or refuse.
 - b. 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:
 - i. provide fly-tight metal containers in ample number;
 - ii. maintain the containers so that they shall not become foul-smelling, unsightly, or a breeding place for flies;
 - c. If garbage is to be disposed of on the site, the methods and locations shall be in accordance with the *Pollution Control Act*.

Fire Hydrants

- 12.01** Fire 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 120 metres (393.70 ft) from a fire hydrant, as measured along the internal and/or external roadway system.

Street Lighting

- 13.01** Street lighting shall be installed and maintained to adequately illuminate the travelled portion of the roadway at the following locations:
- a. The intersection of access roads and public highways;
 - b. All internal intersections;
 - c. The turning circle of cul-de-sacs;
 - d. Any point at which an internal roadway changes direction 30 degrees or more.

Supervision and Reporting

- 14.01** The owners 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.
- 14.06** The imperial measurements in this bylaw, shown in brackets immediately following each metric measurement have been included for information and convenience only and do not form part of the bylaw.
- 15.01** This bylaw may be cited as "Mobile Home Parks Bylaw 1978", No. 1775.

Received First Reading on the 6th day of April 1978.

Received Second Reading on the 6th day of April 1978.

Received Third Reading on the 6th day of April 1978.

RECONSIDERED, ADOPTED and FINALLY PASSED by the Municipal Council on the 20th day of April, 1978.

G.W. Whittaker, Mayor

(Mrs.) J. MacLeod, Municipal Clerk