

DISTRICT OF MISSION

BY-LAW NO.1160-1982

A By-Law to regulate the establishment, extension, design and servicing of mobile home parks, pursuant to Section 734 (i) of the Municipal Act.

WHEREAS it is provided by Section 734 (i) of the "Municipal Act" being Chapter 290 of the Revised Statutes of British Columbia, 1979, and amending Acts, that

The Council may, for the health, safety and protection of persons and property, and subject to the Health Act and the Fire Marshall Act and the regulations, by by-law

regulate the construction and layout of trailer courts, mobile home parks and camping grounds and require that those courts, parks and grounds provide facilities specified in the by-law

AND WHEREAS it is provided by Section 734 (j) of the said "Municipal Act" that

The Council may, for the health, safety and protection of persons and property, and subject to the Health Act and the Fire Marshall Act and the regulations, by by-law

provide that no trailer or mobile home may be occupied as a residence or office unless its construction and facilities meet the standards specified in the by-law.

AND WHEREAS it is deemed necessary and expedient to regulate the construction and layout of trailer courts and mobile home parks and to require such courts and parks to provide certain facilities;

AND WHEREAS, pursuant to the "Health Act" being Chapter 161 of the Revised Statutes of British Columbia, 1979 and amending Acts, regulations known as "The Mobile Home Parks Regulations," have been made and approved by Order in Council of the Province of British Columbia;

AND WHEREAS the said "Mobile Home Parks Regulations," are applicable to all mobile home parks unless certain provisions conflict with the provisions of a regulation under the Local Services Act or a Municipal By-Law;

NOW THEREFORE, the Council of the District of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

101. This By-Law may be cited for all purposes as "District of Mission Mobile Home Parks By-Law No.1160-1982".

201. This By-law shall be applicable within the boundaries of the Council of the District of Mission.

301 DEFINITIONS:

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

"Accessory Building" means a building on a mobile home space for storage of goods or things associated with residential use.

"Ancillary Building" means a building for the common use of the mobile home resident and includes recreation and storage buildings, laundry and other service facilities, excluding commercial outlets.

"Approval" means approval in writing.

- "Buffer Area" means a strip of land at least 7.5 metres (24.606 feet) in width, which separates the mobile home park from adjacent properties, highways, or rights-of way, or from a natural boundary.
- "Commercial Vehicle" means any vehicle with a gross vehicle weight exceeding 4500 kilograms (9920.6 lbs) and, used for commercial purposes.
- "Council" means the Council of the District of Mission.
- "Floor Area" means an area of a mobile home that is occupied or intended for occupancy.
- "Inspector" means the Chief Building Inspector of the District of Mission or his lawful designate.
- "Medical Health Officer" means the Medical Health Officer appointed under the Health Act for the Municipality.
- "Mobile Home" means a single family dwelling unit equipped with a water-closet, water basin and a bathtub or shower, waste from which shall be disposed of directly into an approved (by the Provincial Health Inspector or his delegate) sanitary disposal system, and which is intended to be occupied in a place other than that of its manufacture on a year-round, long term basis. It is designed and constructed for transportation to a site, for installation on a foundation, and for use when connected to required utilities. Recreational vehicles and trailers are specifically excluded.
- "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 two or more mobile homes.
- "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.
- "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 Space - Front Line" means the space boundary line which abuts an internal access road, or where there is more than one space boundary line that abuts an internal access road, the shortest of these lines shall be considered as the mobile home space front line.
- "Mobile Home Space - Rear Line" means the space boundary line opposite to and most distant from the mobile home space front line or where the rear portion of the space is bounded by intersecting mobile home space side lines it shall be the point of such intersection.

- "Mobile Home Space - Side Line" means a space boundary line not being a mobile home space rear line common to one or more mobile home spaces.
- "Municipal Standards" means the standards set out in the specifications and standards for the Construction of Works in Sub-division Developments and on Municipal properties in the District of Mission.
- "Municipality" shall mean the District of Mission.
- "Natural Boundary" shall mean 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.
- "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 safe for human consumption by the Ministry of Health.
- "Roadway" means any internal access road 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.
- "Useable Site Area" means the total lot area less any area within the natural boundary of a lake, river, stream, or other body of water, and any area designated as a leave strip by the B.C. Fish and Wildlife Branch and any land with a natural gradient exceeding thirty (30) percent.
- "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.
- "Water Course" means any natural or man-made depression, with well defined banks and a bed 0.6 metres (1.968 feet) 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 2.0 square kilometres (494 acres) or more, or as required by an authorized official of the Ministry of the Environment of the Province of British Columbia.

BASIC PROVISIONS:-

401. MEASUREMENTS:-

Metric units shall be used for all measurements and standards in this By-Law. The approximate equivalents of the metric standards in the British Engineering System of units, shown in brackets following each metric standard, are for convenience only and do not form part of this By-Law.

402. 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 remain in a mobile home park in contravention of this By-Law.

403. EXCLUSION:-

- (1) Subject to Section 403 (2) of this Section, the provisions of this By-Law do not apply to a mobile home park or any part of the mobile home park existing prior to the coming into force of this By-Law.
- (2) No person shall be compelled to upgrade existing parks to the standards of this By-Law; but any upgrading shall not lessen the compliance with the By-Law and expansion shall meet By-Law provisions.
- (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 the adoption of this by-law, only if brought up to Z-240 Standard with respect to gas and electrical service and if gas and heating systems are in accordance with Section 605.

404. ADMINISTRATION:-

- (1) The Chief Building Inspector or such other person appointed by the Council shall administer this By-Law and may enter any mobile home park at any reasonable time for the purposes of administering or enforcing this By-Law.
- (2) An appeal lies to the Board of Variance with respect to matters within the jurisdiction of the Board of Variance.

405. VIOLATION:-

It shall be unlawful for any person to cause, suffer or permit the establishment, extension, or operation of a mobile home park in contravention of this By-Law or otherwise to contravene or fail to comply with this By-Law.

406. PENALTY:-

- (1) Any person who violates any provisions of this By-Law is liable to summary conviction to a penalty not exceeding one thousand dollars (\$1,000.00)
- (2) Each day during which such violation is continued shall be deemed to constitute a new and separate offence.

407. SEVERABILITY:-

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

MOBILE HOME PARK APPLICATION, APPROVAL AND PERMIT:-

501. 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 registered owner of the land;
- (b) the name and address of the applicant if different from the registered owner, and the written consent of the owner;
- (c) the intended use of land;
- (d) 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;
- (e) four (4) full sets of drawings (using District of Mission Standard Construction Drawing Specifications) showing:
 - (i) the area, dimensions and legal description of the parcel of land with contours;
 - (ii) the dimensions and location of the buffer area;
 - (iii) the number, location, dimensions, and designation of all mobile home spaces and the mobile home pads thereon, and the location and dimensions of all roadways and access points to public streets, the owners' residential plot (if any), recreation areas indicating their intended use, and storage areas;
 - (iv) a cross section of all pads showing thicknesses of sub-base, base and finish material, complete with design compaction figures;
 - (v) the location of all on-roadway and off-road parking spaces in accordance with the requirements of Section 714;
 - (vi) the dimensions and location of all ancillary buildings, the owners' residence, and other structures;
 - (vii) the internal layouts of all service ancillary buildings and other structures, apart from the owner's residence;
 - (viii) the location of on-site water mains, sanitary and storm sewers and connections to Municipal water mains, sanitary and storm sewers;
 - (ix) the location of on-site distribution of and connections to electrical power, gas and telephone lines;
 - (x) the location and details of all on-site garbage collection depots, including a notation of the mobile home spaces each depot is designed to serve;
 - (xi) a north arrow and notation of the scales used;
 - (xii) a landscaping plan for the site showing in detail the shrubs, trees, flowers and materials to be used with initial and mature sizes noted for the trees and shrubs;
 - (xiii) all water courses or water frontage within or adjacent to the land concerned;
 - (xiv) all steep banks, slopes or environmentally sensitive areas within or adjacent to the land concerned; and
 - (xv) the relationship of the proposed mobile home park to adjacent roads and land uses;
 - (xvi) the location of ornamental lighting standards.

502 APPLICATION FEES:-

- (a) Each initial application submitted for a mobile home park permit shall be accompanied by an application fee of Two Hundred Fifty (\$250.00) for the first mobile home space and Twenty Five Dollars (\$25.00) for each additional mobile home space shown in the mobile home park plan.
- (b) The fee for permits for moving and placement of mobile homes in a mobile home park shall be as specified in the District of Mission Building By-Law No.570-1977.
- (c) The fee for permits for the construction of buildings or structure in the mobile home park shall be as specified in the District of Mission Building By-Law No.570-1977.
- (d) the fees for water and sewer connections shall be as specified in the District of Mission Waterworks Rates and Regulation By-Law No. 43-1970 and the District of Mission Sewer Connection and Regulation By-Law No.690-1978.

503 APPROVAL AND PERMIT

- (1) No person shall establish, construct, alter or subdivide a mobile home park until written approval of detailed plans and specifications are received and permit issued by the Inspector.
- (2) Written approval and permit under subsection (1) shall not be given until a sanitary sewer disposal system, water supply system, and garbage disposal method has been approved by the authority having jurisdiction.
- (3) The Inspector shall examine each complete application for a mobile home park permit and shall notify the applicant in writing within 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 Inspector shall notify the applicant in writing of the reasons for refusal.
- (6) A mobile home park permit shall allow the establishment of a mobile home park on the land concerned only in compliance with the mobile home park plan approved.
- (7) 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, strike or lockouts, or if the work be not carried on continuously or in a bona-fide manner such permit shall be void, and the work shall not be again commenced until a new permit has been issued and fee paid.

504. PROCESSING OF APPLICATIONS:-

No applications for a mobile home park permit shall be accepted for processing unless it includes all documents, information and fees required in Sections 501,502,and 503.

GENERAL PROVISIONS:-

601. SITING:-

- (1) No person shall locate a mobile home or owners' residence except on a well drained site that is at all times free of stagnant pools, and is graded for rapid drainage.
- (2) Siting of mobile homes shall conform to flood control requirements outlined in District of Mission Zoning By-Law No.648-1978 and amendments thereto.
- (3) With the approval of the Deputy Minister of the Environment, or his delegate, the flood control requirements may be reduced.

602. LANDS TO BE CONTIGUOUS:-

All parcels or parts of land included in a mobile home park site shall be contiguous, except that two or more adjoining parcels separated only by a parcel created for drainage or servicing purposes, other than a road or lane, shall be considered contiguous if the approved plans provide for pedestrian and vehicular access between the parts of the mobile home park so separated.

603. GARBAGE DISPOSAL:-

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.

604. POSTING OF PLAN AND BY-LAW:-

A full set of the drawings required in Section 501 (e) shall be permanently available in the mobile home park office, and a copy of this by-law and of the plan required in Section 501 (e) (iii) shall be posted prominently and permanently in the mobile home park for the reference of the residents.

605. FIRES SERVICES AND GAS ACT REGULATIONS:-

In mobile homes located in a mobile home park,

- (a) the installation of maintenance of all oil burners and oil-burning equipment and appliances using inflammable liquids as fuel, and
- (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 Services Act or the Gas Act, as the case may be.

606. CSA AND OTHER STANDARDS:-

All mobile homes shall meet the Canadian Standards Association Standard Z-240, except as provided in Section 403 (3). Further, all connections to services shall be in accordance with the B.C.Plumbing Code.

MOBILE HOME PARK DESIGN AND LAYOUT STANDARDS:-

701. 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.

702. PERMITTED USES:-

Within a Mobile Home Park only the following may be located:

- (a) Mobile homes
- (b) One dwelling unit for the accommodation of the owner/operator or caretaker.
- (c) Recreation Areas.
- (d) Identification signs.
- (e) Common storage area for the storage of recreational vehicles, boats and boat trailers.
- (f) Buildings or structures ancillary to the above.

703. IDENTIFICATION SIGNS:-

Subject to the provisions of Sign By-Law No.622-1977, identification signs to a maximum height of 1.8 metres (5.905 ft.) above ground and to a maximum of 3 square metres (32.292 sq.ft) may be located at the principal entrance to the site.

704. SITE AREA:-

The minimum site area for mobile home parks shall be 2 hectares. (4.942 acres).

705. DENSITY:-

- (1) The maximum density for a mobile home park shall be 20 units per hectare (8 mobile home units per acre) of useable site area.
- (2) A mobile home park shall contain a minimum of 25 mobile home spaces and a maximum of 160.

706. MOBILE HOME SPACE/LOT:-

- (1) No mobile home shall be located elsewhere in a mobile home park other than in a mobile home space.
- (2) The minimum frontage of each mobile home space abutting an internal roadway right-of-way shall be 13 metres (42.651 feet) except in the case of a mobile home space abutting a cul-de-sac or a panhandle mobile home space in which case the minimum frontage shall be 6 metres. (19.685 feet).
- (3) The minimum area for a mobile home space shall be 390 square metres (4,198.06 sq.ft), excluding the area of any panhandle access portion.
- (4) The boundaries of each mobile home space shall be clearly identifiable.
- (5) All mobile home spaces shall:
 - (a) be drained properly;
 - (b) be clearly numbered;
 - (c) if vacant, be properly maintained so as not to detract from the appearance of the park or to be a safety hazard;
 - (d) have a clearly discernible mobile home pad surfaced with asphalt or concrete. Mobile home pads shall have a maximum 6% longitudinal and/or 6% cross or crown gradient and a minimum 1% longitudinal and/or 2% cross or crown gradient.

707. SITE COVERAGE:-

- (1) A mobile home and additions to it, exclusive of a carport and an unenclosed deck, shall not cover more than 35% of the mobile home space upon which it is situated.
- (2) Any addition to a mobile home, exclusive of a carport, shall not be larger in area than 10% of the mobile home space.
- (3) Any carport on a mobile home space shall not be larger than 37 square metres (398.278 square feet).

708. BUFFER AREAS:-

- (1) to provide a buffer area, each mobile home space shall be located not less than 7.5 metres (24.606 feet) from the boundary of the mobile home park from a natural boundary. These buffer areas shall be suitably landscaped.
- (2) Within a buffer area:
 - (a) no recreation or service areas, except for waterfront recreation areas, may be located;
 - (b) no mobile home area nor an owners' residential plot may be located
 - (c) no building or structure may be erected or placed, except signs in accordance with Section 703 and a visual barrier;
 - (d) no garbage disposal area 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 landscaping plan;
 - (f) no vehicle parking area shall be located.
- (3) The only roads permitted in the buffer area are those which cross it as close to right angles as practicable and connect directly with the road system contained within the remainder of the mobile home park. No road shall traverse the buffer area and give direct access from any public highway to any mobile home space.
- (4) Where a mobile home park is separated from neighbouring property by a body of water, then notwithstanding Section 601 and 708 (1).
 - (a) 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;
 - (b) 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 7.5 metres (24.606 feet) of any other boundary.

709. SETBACKS:-

- (1) No mobile home shall be located within 6 metres (19.685 feet) of another mobile home;
- (2) No part of any mobile home or any addition shall be located:
 - (a) within 4.5 metres (14.764 feet) of a mobile home space boundary line where it abuts an internal access road or common parking area;
 - (b) within 1.5 metres (4.921 feet) of a mobile home space side line on one side and 6 metres (19.685 feet) on the other, except that an addition may be constructed within the 6 metre (19.685 feet) setback provided it remains at least 4.5 metres (14.763 ft) from a mobile home or addition on an adjoining mobile home space;
 - (c) within 6 metres (19.685 feet) of a mobile home space rear line.
- (3) Detached storage buildings on a mobile home space shall:
 - (a) not be sited between the mobile home and a roadway;
 - (b) not be located within 0.6 metres (1.968 feet) of a rear or side mobile home space line.

710. HEIGHT:-

No building or structure shall exceed 7.5 metres (24.606 feet) in height.

711. SKIRTINGS:-

- (1) Skirtings shall be installed within 60 days of installation of a mobile home on a mobile home pad and shall have two or more easily removable access panels of a minimum width of 1.2 metres (3.937 feet) 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.
- (2) Skirtings shall be factory prefabricated or of equivalent quality and shall be painted or prefinished so that the design and construction shall compliment the main structure.
- (3) Ventilation shall be 0.1 square metre (1.076 square feet) per 50 square metres (538.213 feet) of mobile home floor area. Skirtings shall have a minimum of 2 screen vents.

712. PERMISSIBLE ADDITIONS:

- (1) No additions to mobile homes are permitted, except:
 - (a) carports
 - (b) shelters against sun or rain (ramadas)
 - (c) vestibules (porch) of a maximum size of 4 square metres (43.057 square feet)
 - (d) rooms (cabanas) added to a mobile home; provided that any such rooms shall have an exit or access to exit other than through the mobile home and, further, that any such additional room is not used as an exit or access to exit from any mobile home provided in all cases that the means of egress from the mobile home or additional room is not restricted or diminished by any part of the addition.
- (2) No attached or accessory structures shall be constructed without a building permit issued in accordance with the requirements of the Building By-Law.No.570-1977.

713. OWNERS' 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 420 square metres (4,520.99 square feet).
- (2) An owners' residence plot shall include sufficient area to provide one off-street parking space for owners' use and minimum 2 parking spaces for visitors and customers.

714. PARKING (OFF-ROADWAY):-

- (1) At least one level easily accessible car-parking space shall be provided near each mobile home. In addition, for every 2 mobile homes, one additional parking space shall be provided.
- (2) Parking spaces shall be paved and graded for proper drainage.
- (3) Parking commercial vehicles in the mobile home park shall be prohibited.

715. TENANT STORAGE:-

- (1) One storage facility may be constructed on each mobile home space, provided that
 - (a) it does not exceed a maximum area of 14 square metres (150.70 square feet)
 - (b) it does not exceed 4 metres (13.123 feet) in height.
- (2) A common storage area, not to exceed 5% of the useable site area,
 - (a) shall be provided outside the mobile home area for the storage of seasonal recreational vehicles, boats and boat trailers,
 - (b) shall have a minimum area of 12 square metres (129.171 square feet) for each mobile home space or fraction thereof, and
 - (c) shall be enclosed by a 1.8 metre (5.905 foot) high perimeter fence.
 - (d) the exterior cladding and roofing of the storage facility shall be non-cumbustible.
- (3) Storage of hazardous materials and equipment shall not be permitted in the storage facility.

RECREATIONAL SPACE:-

- 801.
- (1) 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. At least 75 square metres (807.32 square feet) of the 5% of recreational space shall consist of indoor recreational facilities.
 - (2) The recreation areas shall not include the owners' residential plot, buffer areas, parking areas, mobile home spaces, driveways or storage areas, or ancillary buildings other than those used for recreation.
 - (3) In mobile home parks where more than 1020 square metres (10,979.55 square feet) of recreational space is required, two or more recreational areas may be provided.
 - (4) Recreational spaces, except indoor recreational facilities, shall be improved with grass, plantings, hard surfacings or buildings suitable for recreational use, the details of which shall be noted on the site landscaping plan.

ACCESS, ROADWAYS AND WALKWAYS:-

901. ACCESS:-

- (1) No mobile home park shall be established or extended unless the highway access to the mobile home park is approved in writing by the Municipality and, where applicable, by the Ministry of Highways.
- (2) A second access from a public highway, separated by at least 61 metres (200 feet) from the first access, shall be provided to each mobile home park.

902. ROADWAYS:-

- (1) Access to all mobile home spaces, owners' residential plot, storage areas and service buildings as well as other facilities requiring vehicular access shall be by internal roadways only.
- (2) All roadways within a mobile home park shall be:
 - (a) a minimum of 12.0 metres (39.370 feet) wide and;
 - (b) surfaced in the centre thereof with asphalt or concrete pavement laid to a minimum width of 6.0 metres (19.685 feet) measured 3.0 metres (9.842 feet) with recognized engineering practices to the satisfaction of the Municipal Engineer or delegate and shall be maintained in good state of repairs and;

- (c) well marked and lighted from dusk to dawn each day, and;
- (d) kept unobstructed for a continual 6.0 metres (19.685 feet) each way from the centre line of the roadway.

3. Roadways shall be subject to the approval of the Municipal Engineer or delegate, taking into account such features as:

- (a) connection with public thoroughfares;
- (b) weight of firefighting equipment;
- (c) width of roadway;
- (d) radius of curves;
- (e) overhead clearance;
- (f) location of fire hydrants; and
- (g) vehicle parking.

1000. ANCILLARY BUILDINGS:-

- (a) conform to the Building By-Law No.570-1977;
- (b) be located at least 4.5 metres (14.764 feet) 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.

1100. WATER SUPPLY:-

The owner of a mobile home park shall provide a water supply system to furnish a constant supply of potable water that is under a minimum working pressure of 275 kPa (39.883 pounds per square inch) or not over a maximum working pressure of 830 kPa (120.377 pounds per square inch) at all outlets. Such a water system shall be designed in accordance with the B.C.Plumbing Code. The water system shall be capable of providing a minimum flow of not less than 1800 litres per minute (395.952 gpm) at a residual pressure of not less than 200 kPa (29.006 pounds per square inch) at any fire hydrant within the system and shall be capable of meeting normal domestic and sprinkling demands.

1101. Potable water shall be distributed to:

- (a) each ancillary building, if required;
- (b) each mobile home space;
- (c) hydrants;
- (d) all hose bibs
- (e) owners' residence.

1102. Water shall not be distributed to any terminal from which the water would not be intercepted by an approved sewage fixture, excepting hose bibs and hydrants.

1103. Each water distribution branch line serving a mobile home space shall have a minimum diameter of 18 mm. (3/4 inch).

1104. Where required, a right-of-way in favour of the municipality shall be provided for access to on-site water mains and hydrants.

SEWAGE SYSTEMS:-

1200. SEWAGE SYSTEMS/DISPOSAL:-

- (1) Every mobile home shall be connected to an approved septic tank or sanitary sewer and must meet the requirements of the Provincial Health Regulations.
- (2) 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 and shall conform to the requirements of the Health Act or the Pollution Control Act as the case may be.

GARBAGE DISPOSAL:-

1300. GARBAGE DISPOSAL AND COLLECTION:-

- (1) The owner of a mobile home park shall dispose of or arrange for disposal of garbage or refuse.
- (2) Each garbage collection depot shall:
 - (a) be sited adjacent to the internal roadway in a location convenient to each mobile home that it is designed to serve;
 - (b) shall be clearly defined by a constructed pad and enclosure not less than one metre (3.280 feet) in height;
 - (c) be provided with garbage containers;
 - (d) be separated from a mobile home space or ancillary building by not less than 6 metres (19.685 feet).

1400. FIRE HYDRANTS:-

The owner shall install fire hydrants such that no mobile home space shall be a distance greater than 90 metres (295.275 feet) from a hydrant.

1500. STREET LIGHTING:-

Street lighting shall be installed and maintained to adequately illuminate the travelled portion of the roadway at the following locations:

- (1) the intersection of access roads and public highways;
- (2) all internal intersections;
- (3) the turning circle of all cul-de-sacs;
- (4) any point at which an internal roadway changes direction 30 degrees or more.

1600. SAFETY PROVISIONS:-

- (1) The owner shall maintain all park equipment in or on the mobile home park in a clean, safe, and sanitary condition.
- (2) Every mobile home park shall be kept free of inflammable debris and rubbish at all times.
- (3) Fires shall be made only in stoves, incinerators, or other structures designed for that purpose.

1700. ADDITIONS AND OTHER STRUCTURES:-

- (1) A municipal building permit would be required prior to construction of any additions, separate buildings, or structure of any kind, other than skirting on a mobile home space.
- (2) A 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.

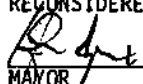
1800. "Mission Mobile Home Parks and Campsites Regulation By-Law No. 27-1970" and amendments thereto, is hereby repealed.

READ A FIRST TIME this 19th day of April ,1982.

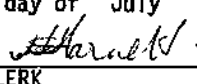
READ A SECOND TIME this 19th day of April ,1982.

READ A THIRD TIME this 5th day of July ,1982.

RECONSIDERED AND FINALLY ADOPTED this 19th day of July ,1982.




MAYOR



CLERK

I HEREBY CERTIFY the foregoing to be a true and correct copy of "District of Mission Mobile Home Parks By-Law No. 1160-1982".



CLERK