52062

CAPITAL REGIONAL DISTRICT

BY-LAW NO. 377

****

A BY-LAW TO REGULATE THE ESTABLISHMENT, EXTENSION, DESIGN AND SERVICING OF MOBILE HOME PARKS, PURSUANT TO SECTION 714(1) OF THE MUNICIPAL ACT.

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The Board of the Capital Regional District in open meeting assembled, enacts as follows:

1.0 INTERPRETATION AND ADMINISTRATION

1.1 Application

This by-law shall be applicable to all land contained within the boundaries of the Electoral Areas of Colwood, Langford, Metchosin, Sooke, View Royal, Salt Spring Island and the Outer Gulf Islands.

1.2 Definitions

In this by-law, unless the context other wise requires,

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

"Approval" means approval in writing;

"Authority having jurisdiction" means the Board of the Capital Regional District and the agents thereof that have authority over the subject that is regulated;

"Buffer area" means the buffer area described in Division 4.8;

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

"Inspector" means the Chief Building Inspector or his authorized agent or such other person appointed by the Regional Board to administer this by-law;

"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 single family dwelling unit equipped with a water-closet and a bath-tub or shower, waste from which may be disposed of directly into a sewer, and manufactured as a unit or units intended to be occupied in a place other than of its manufacture on a year-round, long term basis. It may be designed with a detachable towing and touring gear and upon arrival at the site, can be completed and ready for occupancy except for placing on foundations connections of utilities and some incidental assembly;

"Mobile home area" means that part of a mobile home park used primarily for installed mobile homes, including permissable additions, and which is not used for buffer area, roadways, owner's residential plot, the procuring and treatment of water, collective sewage treatment, effluent disposal from a collective sewage treatment plant, garbage disposal, or service buildings;

"Mobile home park" means any parcel of land on which are located two or more mobile homes;

"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, desig 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 operat a mobile home park;

"Potable water" means water which is approved for drinking purposes by the Medical Health Officer, or by the Ministry of Health;

"Regional Board" means the Regional Board of Directors of the Capital Regional District;

"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 service established by the municipality, regional district, by another government body or by a company regulated by statute.

1.3 Prohibitions

(1) No person shall locate, establish, construct, alter, extend, expand, subdiv or operate a mobile home park, or cause or allow a mobile home to be parked or to remain in a mobile home park in contravention of this by-la

(2) No person shall commence or continue any work related to the constructio installation, alteration or demolition of a mobile home in a mobile park, unless there is a valid and subsisting permit issued for the work the authority having jurisdiction.

(3) No person shall occupy or use a mobile home, or any part thereof, contrary to the terms of any permit, notice, or certification, given by the authority having jurisdiction.

(4) No person shall, unless authorized by the authority having jurisdiction, reverse, alter, deface, cover, remove, or in any way tamper with any notice or certificate posted upon or affixed to any building or structur pursuant to any provision of this by-law.

(5) No person shall do any work that is at variance with the description, plans and specifications for the building, structure, work or thing for which a permit has been issued, unless such change has been approved by the authority having jurisdiction.

(6) No person shall interfere with or obstruct the entry of the authority having jurisdiction acting in the conduct of administration and enforcem of this by-law.

1.4 Exclusion

(1) Subject to Section 1.4(2) the provisions of this by-law do not apply to a mobile home park or any part of a 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. However where any upgrading or expansion is undertaken, the provisions of this By-law shall be met.

(3) Existing mobile homes that do not meet Canadian Standards Association Z-240 Standards/Specifications or A277 certification or equivalent 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 standards or A277 certification or equivalent with respect to gas and electrical services and if the heating system is approved by the Fire Marshal.

1.5 Administration

(1) The Chief Building Inspector or his authorized agent or such other person appointed by the Regional Board shall administer this by-law.

(2) Persons appointed under subsection (1)and the Medical Health Officer or his delegate may enter any mobile home park at any reasonable time for the purpose of administering or enforcing this by-law.

1.6 Violation

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

(2) It shall be unlawful for any person to prevent or obstruct any official appointed under subsection (1) of section 1.5 from carrying out his duties under this by-law.

1.7 Penalty

(1) Any person who violates any provisions of this by-law is liable on summary conviction to a penalty not exceeding one thousand dollars ($1,000.00), and also the cost of the prosecution.

(2) Each day during which such violation is continued shall be deemed to constitute a new and separate offence.

(3) Upon conviction, the magistrate may direct that no prosecution under subsection (2) may be made, with respect to the continuance of the violations, for such period of time as he directs.

1.8 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.

2.0 MOBILE HOME PARK APPLICATION, APPROVAL AND PERMIT

2.1 Application, Plans and Specifications

All applications for approval of plans and specifications shall be made in writing and 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 constructed, altered, or extended;

(d) where the water to be provided does not come from a public water distribution,

  (i) a map showing the location of the source of the proposed water supply, and the location and extent of the area proposed for sewage disposal, waste-water disposal, and garbage disposal;

  (ii) a certificate signed by the Ministry of Health, stating that the water from the source indicated on the map is potable and capable of producing for each mobile home pad in the mobile home park not less than 4 Imperial gallons per minute over a one-hour period to a minimum of 350 Imperial gallons per day.

  (iii) A permit for the sewage disposal system from the Medical Health Officer or the Pollution Control Board, whichever is applicable, and a permit for the garbage disposal system issued by the Pollution Control Board.

(e) five full working drawings to a scale of one (1) inch to fifty (50) feet showing

  (i) the area dimensions and legal description of the parcel of land;

  (ii) the dimension 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, if included, 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 landscaping plan for the site;

(xi) all water courses or waterfrontage within or adjacent to the land concerned;

(xii) a contour map at five (5) foot contour intervals to show all banks or slopes within or adjacent to the land concerned; and

(xiii) the relationship of the proposed mobile home park to adjacent roads.

2.2 Approval and Permit

(1) No person shall establish, construct, alter or subdivide a mobile home park until written approval of detailed plans and specifications is received and permit issued by the Inspector.

(2) Written approval and permit under subsection (1) shall not be given until a sewage disposal permit has been issued and water supply and system 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 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) Applicant may appeal to the Board of Variance with respect to relaxation of provisions within the jurisdiction of the Board of Variance.

(7) A mobile home park permit shall permit the establishment of a mobile home park on the land concerned only in compliance with the mobile home park plan approved and permit issued.

(8) If, after the issuance of any permit, the construction authorized thereunder be not commenced within 6 months from the date thereof, or if, after the commencement of a period of 6 months through any cause other than weather conditions, strikes or lockouts, or if the work be not carried on continuously and in a bona-fide manner such permit shall be void, and the work shall not be again commenced until a new or renewed permit shall have been issued and fee paid.

(9) Fees

(a) Each initial application for a mobile home park permit submitted shall be accompanied by an application fee of Twenty-five 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 under Section 202(8) 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 Charge for permits for the construction of buildings or structures in the mobile home park shall be the same as specified in the building by-law in effect in the Capital Regional District.

(d) The value of construction shall be the contract price together with a reasonable allowance for extras or such construction value to be calculated or fixed by the Inspector according to the submitted plan and specifications.

(10) No application for a mobile home park permit shall be accepted for processing unless it includes all documents, information and fees required in Sections 201 and 202.

3.0 GENERAL PROVISIONS

3.1 No person shall locate a mobile home park except on a well-drained site that is above high-water line, is at all times free of stagnant pools, and is graded for rapid drainage.

3.2 Every part of the land included in a mobile home park site shall be contiguous with one or more other parts of the land.

3.3 The plumbing and building in any mobile home park including additions and alterations shall comply with the by-laws or regulations in force in the territorial jurisdiction in which the mobile home park is situate.

3.4 (1) No mobile home shall be located elsewhere in a mobile home park than on a mobile home area.

(2) No more than one mobile home shall be located in a mobile home space and each space shall abut a roadway.

(3) Notwithstanding subsection (1) no more than 2 unoccupied mobile homes may be located in a designated storage area.

3.5 No person shall store 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.

3.6 A copy of the plan required in Section 2.1(e) and a copy of this by-law shall be posted prominently and permanently in a protected place in each mobile home park for the reference of the residents.

3.7 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 regulations of the Fire Marshal Act.

3.8 All fuel storage shall be fenced and screened;

3.9 All mobile homes shall meet or exceed the Canadian Standards Association Standard Z-240 or A277 certification or equivalent;

3.10 All connections to services shall be in accordance with the B.C. Building Code.

3.11 1. Notwithstanding any other regulations of this by-law, no building or any part thereof shall be constructed, reconstructed, altered, moved or extended, nor shall any mobile home, modular home or other residence or structure be located:

(a) within twenty-five (25) feet of the natural boundary of the sea and a lake;

(b) within one hundred (100) feet of the natural boundary of any nearby watercourses or source of water supply excluding wells;

(c) 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 unit the ground level on which it is located lower than two (2) feet above the two hundred (200)-year flood level where it can be determined, or if not fiv (5) feet above the natural boundary of the sea and a lake and ten (10) feet above the natural boundary of any nearby watercours in the immediate flood hazard area.

2. Where landfill is used to achieve the required elevations stated in Clause 1(c) above, no portion of the fill slope shall be closer than the distances in Clauses 1(a) and 1(b) from the natural boundary, and the face of fill slope must be adequately protected against erosion from floodwaters.

Provided that, with the approval of the Deputy Minister of Environment, or his designate, these requirements may be reduced.

4.0 DESIGN AND LAYOUT STANDARDS

4.1 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.

4.2 Permitted Uses

In a mobile home park the use of land, buildings and structures is restricted to:

(a) Mobile homes;

(b) One dwelling unit for the accommodation of the owner/operator;

(c) Recreation areas;

(d) Identification signs;

(e) Utility service buildings;

(f) Buildings or structures ancillary to the above uses.

4.3 Standards

Every use of land and every building of structure permitted in a mobile home park shall conform with the provisions of this by-law.

4.4 Signs

One identification sign to a maximum height of 6 feet above ground and to a maximum area of 12 square feet may be located at the principal entrance to the site. The permitted sign shall not be flashing, rotating or moving.

4.5 Density

The maximum density for a mobile home park shall be 8 mobile home units per acre.

4.6 Mobile Home Space

(1) The minimum area for a mobile home space shall be 3500 square feet.

(2) The minimum frontage of each mobile home space abutting an internal roadway right-of-way shall be 50 feet except in the case of mobile home space abutting a cul-de-sac or roadway curve or a panhandle mobile home space in which cases minimum frontage shall be 20 feet.

(3) Each mobile home space shall be clearly marked off by suitable means.

(4) All mobile home spaces shall:

(a) be drained property;

(b) be clearly numbered;

(c) 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.

4.7 Site Coverage

(1) 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.

(2) The addition to a mobile home, exclusive of a carport shall not be larger in area than 20% of the floor area of the mobile home.

4.8 Buffer Areas

(1) To provide a buffer area, the mobile home spaces shall be located at least 25 feet from that boundary of the park abutting a public street or highway, at least 15 feet from the remaining boundaries of the park or at least 25 feet from the high water mark of each and every body of water. These setbacks/buffer areas shall be suitably landscaped.

(2) Within a buffer area

(a) no recreation or service areas, except for waterfront recreation or amenity areas, may be located;

(b) no mobile home area nor an owner's residential plot may be located;

(c) no building or structure except a sign, fence or wall, may be erected or placed within 25 feet of any highway;

(d) no garbage disposal area and no part of any private sewage disposal system, other than such parts of such systems as may be underground, shall be located;

(e) except where danger is involved, no plant material may be deposited or removed nor may any other substance be deposited or removed, except as a part of a recognisable beautification scheme;

(f) no vehicle parking shall be located;

(g) where screening is required the buffer area shall be landscaped according to the approved landscaping plan.

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 4.8(1)

(a) for the purpose of establishing the buffer area, the mobile home park boundary shall be deemed to be the high water line of that body of water; and

(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 25 feet of the high water mark.

4.9 Set Backs

(1) No mobile home shall be located within 20 feet of another mobile home or ancillary buildings.

(a) within 6 feet of internal road rights-of-way or common parking area;

(b) within 5 feet of rear and side mobile home space lines.

4.10 Mobile Homes per Space

(1) No more than one mobile home shall be located on a mobile home space, except in the case of group or cluster development.

(2) All mobile home spaces shall be landscaped and maintained in a neat and tidy manner.

4.11 Groups and Clusters

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 lot area required for an equal number of mobile homes on standard lots, and where the minimum setbacks are honoured on the combined spaces perimeter line.

4.12 Skirtings

(1) Skirtings shall be installed within 30 days of installation of a mobile home on mobile home pad and shall have an easily removable access panel of a minimum width of 4 feet, providing access to the area enclosed by the skirting for inspection 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;

(2) Skirting shall be factory prefabricated or of equivalent quality and shall be painted or pre-finished so that the design and construction shall complement the main structure.

(3) The towing hitch on a mobile home shall be suitably skirted.

4.13 Permissible Additions

(1) No additions to mobile homes are permitted, except

(a) carports;

(b) shelters against sun or rain (ramadus);

(c) vestibules of a maximum size of 30 square feet;

(d) rooms (cabanas) added to a mobile home; provided that any such added room shall have an exit or access to exit other than through the mobile home, and further, that any such additional room is not used as an exit or access to exit from any mobile home; provided in all cases that the means of egress from the mobile home or additional room is not restricted or diminished by any part of the addition.

(2) All attached or ancillary structures such as porches, sun rooms, additions and storage facilities shall be factory prefabricated units or of an equivalent quality and shall be painted or pre-finished so that the design and construction shall complement the main structure.

(3) All attached or ancillary structures shall require a building permit and shall comply with the requirements of the B.C. Building Code.

4.14 Parking

(1) There shall be at least one car parking stall provided on each mobile home space and provisions shall be made for visitor parking at the ratio of one space to every two mobile home spaces. The visitor parking shall be dispersed throughout the park to be conveniently located for all parts of the mobile home park.

(2) Parking spaces shall be free of mud, be graded for proper drainage and be paved.

4.15 Owner's Residential Plot

(1) An owner's residential site shall be permitted within a mobile home park if the area of the site is not less than 4,500 sq. feet when the residence is a mobile home unit and 6,000 sq. feet when the residence is a conventional dwelling unit.

(2) An owner's residence site shall include sufficient area to provide one off-street parking space for owner's use plus a minimum of 2 parking spaces for visitors and customers.

4.16 Tenant Storage

(1) 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 600 - 900 cubic feet in volume; and

(iii) it does not exceed 8 feet in height.

(2) A minimum of 150 square feet of common storage space per mobile home space for the storage of recreational vehicles, boats, etc. shall be provided.

Adequate fencing on the boundary of the common storage area shall be provided for security purposes.

5.0 RECREATION AREA

5.1 Recreation Area

(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. For the purpose of calculating recreational space requirement, any indoor recreational space provided shall be counted as double its actual area.

(2) The recreation areas shall not include buffer areas, parking areas, ancillary buildings, mobile home spaces, driveways and storage areas.

(3) In mobile home parks where more than 10,000 square feet of recreational space is required, two or more recreational areas shall be provided.

(4) Recreation areas in the mobile home park, except indoor recreation facilities, shall be of a grass or asphaltic surface and shall be properly landscaped.

(5) Adequate fencing or screening shall be provided between the recreation area and other uses within a mobile home park.

6.0 ACCESS, ROADWAYS AND WALKWAYS

6.1 (1) No mobile home park shall be established or extended unless the highway giving primary access to the mobile home park is capable of withstanding the increased vehicular traffic.

(2) A second access from a public highway separated by at least 200 feet from the primary access, shall be provided to each mobile home park containing 50 or more mobile home spaces.

6.2 Roadways

(1) All mobile home spaces, owner's residential site, storage areas and service buildings as well as other facilities where access is required shall have access by internal street systems.

(2) Minimum roadway width requirements shall be as follows:

(a) Access to and from a mobile home park shall be by a roadway of 28 feet minimum paved width and right-of-way of 50 feet. No parking shall be allowed on the access road.

(b) Roadways:

(i) cul-de-sacs and two-way roads shall have a minimum paved width of 20 feet and a right-of-way of 40 feet;

(ii) one-way roads shall have a minimum paved width of 14 feet and a right-of-way of 40 feet;

(iii) One-way roads shall not exceed 500 feet in length;

(iv) cul-de-sacs shall not exceed 300 feet in length;

(v) parking shall not be permitted on roadways except in designated paved parking bays.

(3) All roads in the mobile home park shall be paved, well drained and maintained and shall have a 3 foot gravel shoulder.

(4) Dead end roads and cul-de-sacs shall have a turning circle right-of-way at the dead end with a radius of at least 40 feet.

(5) Roads shall be adapted to the topography, and shall have suitable gradient for safety of traffic. The road gradient shall not exceed 12%.

(6) A mobile home park which adjoins, abuts or faces an area in which curbs, gutters and piped storm drainage are required shall have curbs, gutters and piped storm drainage installed.

(7) Those portions of the road right-of-way which are not required to be paved or gravelled shall be seeded and grassed, and these areas shall be maintained by the mobile home park operator.

7.0 ANCILLARY BUILDINGS

7.1 Ancillary buildings shall

(a) conform to the B.C. Building Code;

(b) be located at least 15 feet from any mobile home space;

(c) be located at least 6 feet from any internal road right-of-way, or common parking area;

(d) be of a permanent construction and adequately lighted;

(e) have walls, floors, and partitions that can be easily cleaned;

(f) have all rooms well ventilated, with all openings effectively screened;

(g) where toilet facilities are provided, have separate facilities for males and females;

(h) have any surfaces in shower rooms of a water impervious material.

8.0 WATER SUPPLY

8.1 The owner of a mobile home park shall provide a water supply system to furnish an adequate and constant supply of potable water that is under a minimum working pressure of 20 pounds per square inch and a minimum static pressure of 30 pounds per square inch at all outlets. Such a water system shall be designed in accordance with the plumbing regulations or with the by-laws or regulations in force in the territorial jurisdiction, in which the park is situate.

8.2 Potable water shall be distributed to

(a) each service building;

(b) each mobile home space;

(c) all fire hydrants.

8.3 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 fire hydrants.

8.4 Each water distribution branch-line serving a mobile home space shall have a minimum diameter of three-quarters inch.

9.0 SANITARY SEWER SYSTEMS

9.1 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 sewer system connected to all plumbing fixtures and sewer laterals in the mobile home park.

This sewer system shall be designed in accordance with the plumbing regulations or with the corresponding by-laws or regulations in force in the territorial jurisdiction, in which the park is situate.

9.2 In each mobile home space a lateral sewer terminus shall be gas tight, protected from mechanical damage and protected from storm water infiltration.

9.3 All outdoors vents where required shall extend ten (10) feet above the surrounding grade. Outdoor vents shall be securely fastened to a four-by-four-inch minimum wood-preservative-treated cedar post securely embedded in the ground or have equivalent support.

9.4 All sewer lines shall be provided with an approved four (4) inch clean out every fifty (50) feet. A clean out must also be provided at the uppermost terminus of the line, at the terminus of each horizontal soil pipe and at each change of direction greater than forty-five (45) degrees. Each mobile home space shall be provided with a four (4) inch cast iron mechanical joint sewer lateral, terminating not less than three (3) inches above finished grade and shall be encased in a concrete pad measuring not less than four (4) inches thick and twenty-four (24) inches square.

9.5 For the purpose of determining pipe sizes, each mobile home space shall be considered as having an hydraulic load of 8 fixture units.

10.0 SANITARY SEWAGE DISPOSAL

10.1 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.

11.0 GARBAGE DISPOSAL

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

(2) 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

(a) provide fly-tight metal containers in ample numbers;

(b) maintain the containers so that they shall not become foul-smelling, unsightly, or a breeding place for flies;

(c) provide adequate fencing to contain and screen the garbage containers.

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

12.0 FIRE HYDRANTS

12.1 Fire hydrants meeting the requirementsin force in the Regional District shall be installed and connected to the internal water supply of a mobile home park such that no mobile home space is beyond 400 feet from a fire hydrant, as measured along the internal roadway system.

13.0 STREET LIGHTING

13.1 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 cul-de-sacs;

(4) Any point at which an internal roadway changes direction 30 degrees or more.

14.0 SUPERVISION AND REPORTING

14.1 The owner shall maintain all park equipment in or on the mobile home park in a clean, safe and sanitary condition.

14.2 Every mobile home park shall be kept free of inflammable debris and rubbish at all times.

14.3 Fires shall be made only in stoves, incinerators, or other structures designed for that purpose.

14.4 The owner shall report the installation of each mobile home or permitted addition, with the exception of skirtings, to the authority having jursidiction over mobile home parks.

14.5 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.

15.0 TITLE

15.1 This By-law may be cited as the "Capital Regional District Mobile Home Parks By-law, No. 1, 1977"

READ A FIRST TIME THIS 22nd day of June 1977

READ A SECOND TIME THIS 13th day of July 1977

READ A THIRD TIME THIS 13th day of July 1977

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS THIS 7th day of October 197

RECONSIDERED AND FINALLY ADOPTED THIS 26th day of October 1977

CHAIRMAN

SECRETARY