

"MOBILE HOME PARKS BYLAW 1984 NO. 2704"

CONSOLIDATED VERSION

2001-JUN-07

(Includes Amendments: 2823, 2872, 4754, 4833, 5267, 5501

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CITY OF NANAIMO

BYLAW NO. 2704

A BYLAW TO REGULATE THE CONSTRUCTION AND LAYOUT OF
MOBILE HOME PARKS WITHIN THE CITY OF NANAIMO

Whereas pursuant to the provisions of Section 734 of the *Municipal Act*, R.S.B.C. 1979, Chapter 290 and amendments thereto, the Council may adopt a bylaw which regulates the construction and layout of mobile home parks and which requires that those parks provide facilities specified in the bylaw;

Therefore be it resolved that the Council of the City of Nanaimo, in open meeting assembled, hereby enacts as follows:

PART 1 - INTERPRETATION

Division 1 - Administration and Enforcement

1. Title

This Bylaw may be cited for all purposes as the "MOBILE HOME PARKS BYLAW 1984 NO. 2704".

2. Application

This Bylaw shall be applicable within the boundaries of the City of Nanaimo.

3. Definitions

In this Bylaw:

"Ancillary Building"	means a building for the common use of the tenants and includes recreation buildings, laundry and other service facilities;
"Approval"	means approval in writing;
"Buffer Area"	means a landscaped area; the purpose of which is to provide visual and physical separation between the mobile home park and other properties and roads;
"City"	means the City of Nanaimo or the area within the boundaries thereof as the context may require;
"Council"	means the Council of the City of Nanaimo;

"Coverage"	means the combined area covered by all buildings or structures on the lot, or any projecting portions thereof, measured at the height of the lowest storey above grade, excluding: balconies, patios or sundecks, provided that such structures do not exceed one (1) metre above grade; canopies and sun shades; bay windows; cornices, eaves and gutters; sills; steps;
"Double Blocking"	means a system of hollow unit masonry blocks, dimensions of which are 200mm x 200mm x 400mm;
"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;
"Footing"	means a method of support for double blocking;
"Grade"	means the finished ground level;
"Inspector"	means the person or persons duly appointed as such from time to time and includes the Manager of Inspection Services and any person designated by the Manager to act on his behalf;
"Mobile Home"	means a dwelling unit built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than of its manufacture, and includes mobile homes and modular homes which are either completely self-contained or are incomplete, and fastened together and completed on site. All mobile homes must be constructed to either the current CAN/CSA Z240 (Mobile Home) or CAN/CSA A277 (Modular Home) standards. (Bylaw 5267)
"Mobile Home Pad"	means the area of land which has been designated and prepared for the location of a mobile home and its permissible additions;
"Mobile Home Park" (Bylaw 5501)	means land used or occupied by any person for the purposes of providing accommodation of two or more mobile homes or park model trailers;
"Mobile Home Lot" (Bylaw 5501)	means an area of land designated for the location of one mobile home or park model trailer with permissible additions including yard areas and parking areas and situated within a mobile home park;
"Owner"	means an owner, agent, lessor, or manager of, or any person who operates, a mobile home park;
"Park Model Trailer" (Bylaw 5501)	means a recreational unit that conforms to the CAN/CSA A-241 series of standards for park model trailers at the time of manufacture, with a width greater than 2.6 metres (8.53 feet) in transit mode and a maximum gross floor area of 50 square metres (538.2 square feet) when in the set-up mode.
"Parking Space"	means a space within a building or a parking area, which is meant to be utilized for the parking of one motor vehicle;

"Paved"	means surfaced with asphalt or concrete material;
"Professional Engineer"	means a Professional Engineer registered in the Province of British Columbia;
"Roadway"	means an allowance within a mobile home park part or all of which is made suitable for normal vehicular use so vehicles can gain access to abutting mobile home lots;
"Site"	means an area of land or surface of water considered as a unit devoted to a certain use or occupied by a building or structure or group of buildings or structures united by a common interest or use;
"Tie Downs"	means a form of anchoring a mobile home against high winds or seismic movement and which is acceptable to the Inspector;
"Utility Service Building"	means a building or structure providing for public utility facilities for water, sewer, electrical, telephone and similar services;
"Wedges"	means wedge-shaped wooden blocks that are a minimum size of 20mm x 140mm. Two such wedges shall be placed opposite one another atop a 38mm x 235mm board which is atop the double blocking;
"Works"	means the whole of the work, equipment, materials, matters and things required for the approval of a mobile home park, by the Inspector;
"Yard"	means an open space on a lot unoccupied and unobstructed to the sky, except as otherwise provided for in this Bylaw;
"Yard, Front"	means that portion of the lot, extending from one side lot line to the other, between the front line of the lot and a line drawn parallel thereto at a distance prescribed by the regulations as otherwise provided for in this Bylaw. The depth of such yard shall mean the perpendicular distance between the front line of the lot and the parallel line. In the case of a through lot, there shall be two or more such front yards;
"Yard, Rear"	means that portion of the lot, extending from one side lot line to the other, between the rear line of the lot and a line drawn parallel thereto at a distance and prescribed by the regulations as otherwise provided for in this Bylaw. The depth of such yard shall mean the perpendicular distance between the rear line of the lot and the parallel line. In the case of a lot where the side lot lines intersect at a point thus creating a lot with no rear lot line, the rear yard means that a portion of the lot extending from one side lot line to the other, between the said point of intersection and a circular line drawn at a distance equal to the distance prescribed in the regulations for the depth of a rear yard; (Bylaw 4754)

"Yard, Side" means that portion of the lot, extending from the front yard to the rear yard, between the side line of the lot and a line drawn parallel thereto at a distance prescribed by the regulations as otherwise provided for in this Bylaw. The width of such yard shall mean the perpendicular distance between the side line of the lot and the parallel line.

4. Prohibitions

(1) No person shall:

- (a) locate, establish, construct, alter, extend, expand 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.

5. Exclusion

- (1) The provisions of this Bylaw do not apply to a mobile home park or any part of a mobile home park existing prior to enactment of this Bylaw, however, any subsequent additions, extensions or renovations shall comply with the Bylaw.
- (2) 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.
- (3) Existing mobile homes that do not meet CSA 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 regulations outlined in this Bylaw.

6. Administration

- (1) The Inspector shall have the right of entry into any mobile home park in order to inspect same, to ascertain whether the provisions of this Bylaw are being complied with, or to enforce or compel the observation of these provisions.

7. Violation

- (1) It shall be unlawful for any person to cause, suffer or permit the establishment, extension, or operation of a mobile home park in contravention of this Bylaw or otherwise to contravene or fail to comply with this Bylaw.
- (2) It shall be unlawful for any person to prevent or obstruct any official appointed as Inspector from carrying out his duties under this Bylaw.

8. Penalty

- (1) Except as otherwise provided in this Bylaw, any person who violates any of the provisions of this Bylaw or who suffers or permits any act or thing to be done in contravention of this Bylaw, or who refuses, or omits or neglects to fulfill, observe, carry out or perform any duty or obligation imposed by this Bylaw shall be liable on summary conviction to a fine not exceeding Two Thousand Dollars (\$2,000.00) for each offence.
- (2) Each day during which such violation is continued shall be deemed to constitute a new and separate offence.

9. Severability

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

Division 2 - General Provisions

10. No person shall establish, construct, extend, alter or operate a mobile home park in contravention of the City of Nanaimo "CREEK MANAGEMENT BYLAW 1983 NO. 2608", and amendments thereto.
11. All parcels of land included in a mobile home park site shall be consolidated into one parcel prior to issuance of a permit to establish, construct, alter or extend a mobile home park.
12. The plumbing, electrical and building in any mobile home park including additions and alterations shall comply with all of the applicable bylaws and regulations in force in the City of Nanaimo.

13. (1) No mobile home or park model trailer shall be located elsewhere in a mobile home park than on a mobile home lot. (Bylaw 5501)
- (2) No more than one mobile home or park model trailer shall be located on a mobile home lot. (Bylaw 5501)
14. 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, pursuant to this Bylaw.
15. A copy of the mobile home park plan and a copy of this Bylaw shall be posted prominently and permanently in the mobile home park office for the reference of the residents.
16. In mobile homes located in a mobile home park:
 - (1) the installation and maintenance of all oil burners and oil-burning equipment and appliances using inflammable liquids as fuel;
 - (2) the storage and disposal of flammable liquids and oils;
 - (3) the installation, maintenance, carriage and use of compressed gas systemsshall be in accordance with the regulations of the *Fire Marshall Act* or the *Gas Act* as the case may be.

PART 2 - MOBILE HOME PARK APPLICATION, APPROVAL AND PERMIT

Division 1 - Application Plans and Specifications

17. (1) All applications for approval of plans and specifications shall be made in writing and shall be submitted to the Building Inspection Division and shall contain:
 - (a) the name and address of the applicant and the name and address of the registered owner(s) of the site;
 - (b) the intended use of the land;
 - (c) a commonly used 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) two copies of the storm sewer design calculations and a plan outlining all areas included in the drainage calculations;

- (e) two copies of the sanitary sewer design calculations and a plan outlining all areas included in the calculations;
 - (f) two full sets of working drawings to scale, 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 lots and location and dimensions of all roadways, the manager's plot (if any), and recreation area(s);
 - (iv) the dimensions and location of all ancillary buildings, the owner's residence, and other structures;
 - (v) the internal layouts of all ancillary service buildings and other structures, apart from the owner's residence;
 - (vi) plan and profile drawings for sanitary sewers, showing details of the on-site sanitary sewer system and connection to the City-owned system;
 - (vii) plan and profile drawings for roads and drainage showing details of the on-site works and connection to the City-owned streets and drainage system;
 - (viii) design drawings for the water system, showing details of the on-site water system and connection to the City-owned system;
 - (ix) the location and details of all on-site garbage and refuse-disposal areas;
 - (x) a north arrow and notation of the scales used;
 - (xi) a comprehensive landscaping plan, indicating type(s) of planting material(s), size of planting material(s), and the proposed location(s) of planting material(s) for the site;
 - (xii) notation of all water courses or water frontage within or adjacent to the land concerned;
 - (xiii) notation of all steep banks or slopes within or adjacent to the land concerned; and,
 - (xiv) the relationship of the proposed mobile home park to adjacent roads.
- (2) The Inspector may require the applicant to provide additional information, including but not limited to topographic and soil condition data.

Division 2 - Approval and Permit

18. (1) No person shall establish, construct, extend, alter or operate a mobile home park, until written approval of detailed plans and specifications is received and a permit is issued by the Inspector.
- (2) Written approval and permit under Subsection (1) shall not be given until a sanitary sewer system, storm sewer system, road system, water system and garbage disposal method have been approved by the Inspector.
- (3) If the issuance of a mobile home park permit is refused, the Inspector shall notify the applicant in writing of the reason(s) for refusal.

- (4) A mobile home park permit shall permit the establishment of a mobile home park on the land concerned only in compliance with this Bylaw.
- (5) If, after the issuance of any permit, the construction authorized thereunder has not commenced within 6 months from the date thereof, through any cause other than weather conditions, strikes or lockouts, or if the work has not been carried on continuously and in a bonafide manner such permit shall be void, and the work shall not again commence until a new permit has been issued and fee paid.

Division 3 - Fees

19. (1) Prior to the issuance of a permit for the construction of a mobile home park, the following fees shall be paid to the City of Nanaimo through the Department of Planning and Development:
 - (a) A 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) All applicable development cost charges in accordance with the City of Nanaimo "DEVELOPMENT COST CHARGE BYLAW 1983 NO. 2620".
 - (c) A development permit fee, if applicable as determined by the zoning.
 - (d) Any applicable bonding charges, as determined by the Inspector.
- (2) Each application for renewal of a mobile home park permit shall be accompanied by an application fee of Two Dollars (\$2.00) for each mobile home space shown in the mobile home space shown in the mobile home park plan.
- (3) A fee for the construction of buildings or structures in the mobile home park which shall be the same as specified in the Building Bylaw in effect in the City of Nanaimo for similar buildings or structures.

PART 3 - MOBILE HOME PARK DESIGN AND LAYOUT STANDARDS

Division 1 - Permitted Uses and Structures

(Amended by Bylaw 2872) (Deleted by Bylaw 4754)

Division 2 - Signs

21. Subject to the provisions of the City's Sign Bylaw identification signs, to a maximum height of 1m above ground and to a maximum area of 1.5m², may be located at the principal entrance to the site.

Division 3 - Site Area

22. The minimum site area for a mobile home park shall not be less than 1 hectare serviced by both a community water and community sanitary sewer system.

Division 4 - Density

23. The maximum density for a mobile home park shall not exceed 20 mobile home lots per gross hectare of land or portion thereof.

Division 5 - Mobile Home Lot

24. (1) The minimum area for a mobile home lot shall not be less than 325 square metres. (Bylaw 2823)
- (2) Each mobile home lot shall be clearly marked on the ground by permanent flush stakes, markers, or other means approved by the Inspector.
- (3) Each space shall be clearly and permanently marked with a lot number.

Division 6 - Site Coverage

25. (1) The maximum coverage shall not exceed 35 percent of the mobile home lot area.
- (a) Notwithstanding the above, the maximum coverage shall not exceed 40 percent of the mobile home lot area where the mobile home lot area is equal to or greater than 387 square metres (4,165.76 square feet). (Bylaw 4833)
- (2) The maximum coverage of all mobile homes, accessory buildings and structures shall not exceed 40 percent of the mobile home park area.

Division 7 - Buffer Areas

26. (1) Within a mobile home park:
- (a) A landscaped buffer area shall be provided of not less than 6m from the boundaries of a mobile home lot and an abutting street. As a part of this landscaped buffer area, screening must be provided as follows:
- (i) planting materials a minimum of 1.8m in height, with a separation of a maximum of 1m; or,
- (ii) a fence (approved by the Inspector) which visually screens the mobile home park from surrounding properties. Such fence must be an average of 1.2m in height from finished grade.

- (2) A landscape buffer area shall be provided of not less than 3m from the boundaries of a mobile home lot and all other exterior boundaries. Screening requirements outlined in 26(1)(a)(i) and 26(1)(a)(ii) shall apply.
- (3) None of the following shall be located within a buffer area:
 - (i) recreation or service areas, except for waterfront recreation or amenity areas;
 - (ii) mobile home areas or an owner's residential plot;
 - (iii) buildings or structures, except a sign;
 - (iv) garbage disposal area(s);
 - (v) vehicle parking area(s);
- (4) The only roads permitted in a 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 a buffer area and give direct access from any public highway to any mobile home space.

Division 8 - Yard Requirements (Setbacks)

27. (1) Front Yard: A front yard shall be provided on each mobile home lot of not less than 4.5m in depth.
- (2) Side Yards: Side yards shall be provided on each mobile home lot, with the minimum width of the side yard being 1.5m and a sum total for both side yards of 3m. (Bylaw 2823)
- (3) Rear Yard: A rear yard shall be provided on each mobile home lot of not less than 3m in depth.
- (4) Additions or extensions to mobile homes shall not be located within any required front, side or rear yard.

Division 9 - Height

28. (1) No building or structure shall exceed a height of 5m measured from grade.
 - (a) Without limiting the generality of the foregoing, buildings used solely for the purpose of recreation may be constructed to a maximum height of 9m measured from grade. (Bylaw 2823)
- (2) The height of a fence shall not exceed 1.2m along a front, side or rear yard.

Division 10 - Parking (Off-Roadway) (Bylaw 5501)

29. (1) Parking shall be provided and maintained in accordance with the City of Nanaimo "ZONING BYLAW 1993 NO. 4000."

Division 11 - Owner's Residential Plot

30. (1) A manager's residential plot shall be permitted within a mobile home park if the area of the plot is not less than 425m² when the residence is a mobile home unit and 600m² when the residence is a conventional dwelling unit.
- (2) A manager's residential plot shall provide a minimum of two parking spaces for visitors and customers, in addition to two spaces for the owner's use.

Division 12 - Storage

31. (1) Common storage areas, separate from the mobile home lots, shall be provided for the storage of waste receptacles, recreation vehicles, equipment, machinery, and other bulk materials.
- (a) Such storage areas shall be located for convenience and be accessible to the internal road network.
- (b) For every five mobile home lots, one parking space shall be provided, for the purpose of accommodating recreational vehicles.
- (i) each of these spaces shall be a minimum of 6m in length and 3m in width.
- (ii) these spaces shall be located in not more than two separate groups.

Division 13 - Recreation Area

32. (1) Within a mobile home park, there shall be a clearly designated and delineated open space recreation area containing not less than five percent of the gross land area. There shall be a minimum of two open space recreational areas containing an aggregate area of not less than five percent of the gross park area.
- (2) Required open space recreation areas shall be:
- (a) located in a manner providing for privacy of the mobile homes;
- (b) be developed for the recreational activities of the tenants;
- (c) be connected to the internal road or path network of the mobile home park;
- (d) maintained by the mobile home park owner.
- (3) The recreation areas shall not include buffer areas, parking areas, ancillary buildings, mobile home lots, driveways or storage areas.

PART 4 - ENGINEERING STANDARDS: WATER, SANITARY SEWER AND STORM SEWER SYSTEMS

Division 1 - Water System

33. (1) The owner of a mobile home park shall provide a water distribution system connected to the City of Nanaimo's water supply system. The mobile home park's distribution system shall be metered at the property line and furnish a constant supply of water with a minimum design distribution pressure in all areas at peak demand of 275kPa. With the combination of maximum daily demand and a fireflow of 5,455L per minute, the minimum residual water pressure at all fire hydrants shall be 140kPa. The maximum permissible watermain velocity shall be 3m per second.
- (2) The water distribution system shall be designed and constructed in accordance with the City of Nanaimo's current Engineering Standards and Specifications.
- (3) The water distribution system shall be designed by a Professional Engineer.
- (4) Such backflow preventor shall be near the outlet valve and shall be adequately protected from frost and shall be at least 30cm above the surrounding grade.
- (5) Water shall be distributed to:
- (a) each ancillary building, if required;
 - (b) each mobile home lot;
 - (c) the manager's residence;
 - (d) stand pipes and hydrants.
- (6) Each water distribution service connection serving a mobile home lot shall have a minimum diameter of 19mm.
- (7) Both fire flows and domestic water flows shall be metered in a mobile home park.

Division 2 - Sanitary Sewer

34. (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 sewage system connected to all plumbing fixtures and sewage laterals in the mobile home park. The sewage system shall discharge to the City's public sewage system. The on-site sewage system shall be designed in accordance with the City of Nanaimo's current Engineering Standards and Specifications.
- (2) The sanitary sewer system shall be designed by a Professional Engineer.
- (3) In each mobile home lot, a lateral sewer service shall be provided and shall be gas tight, protected from mechanical damage and protected from storm water infiltration.

- (4) All outdoor vents where required shall extend 2.2m above the surrounding grade. Outdoor vents shall be securely fastened to a 10cm x 10cm minimum pressure treated cedar post securely embedded in the ground or have equivalent support.
- (5) For the purpose of determining pipe sizes, each mobile home space shall be considered as having a hydraulic load of ten fixture units.

Division 3 - Storm Sewer

35. (1) Every mobile home park shall provide for the disposal of all storm water by a storm sewer system. The storm sewer system shall allow for individual connection and drainage of:
- (a) each mobile home lot;
 - (b) each mobile home and additions;
 - (c) tenant storage facilities;
 - (d) ancillary buildings;
 - (e) recreational areas;

In addition, the storm sewer system shall provide for drainage of all roads, road rights-of-way and undeveloped areas. The disposal of storm water from all areas shall not rely on site grading alone, but shall include the provision of a ditched or piped storm sewer system. If the storm sewer system includes ditches, ditches shall only be constructed within the road right-of-way.

- (2) The storm sewer system shall discharge to an outlet having sufficient excess capacity to accommodate the anticipated flows from the mobile home park.
- (3) The storm sewer system design hydrology shall be in accordance with the City of Nanaimo's current Engineering Standards and Specifications and include a minor system to accommodate flows generated by up to the five-year return period storm as well as a major system to accommodate flows generated by storms in excess of the five-year return period storm up to the one hundred year return period storm.
- (4) The storm sewer system shall accommodate drainage from lands beyond the mobile home park which are tributary to it. Those portions of the storm sewer system which must accommodate drainage from lands beyond the mobile home park shall be constructed in accordance with the City of Nanaimo's current Engineering Standards and Specifications, and shall be piped.
- (5) Those portions of the storm sewer system which serve only the mobile home park shall be designed by a Professional Engineer in accordance with good engineering practice.

Division 4 - Access Roadways

36. (1) No mobile home park shall be established or extended unless the highway access to the mobile home park is approved by the City of Nanaimo. The Ministry of Transportation and Highways approval shall also be required in the case of controlled access highways.
- (2) The internal road system located within the boundaries of a mobile home park shall provide access to a public street. In the case of a mobile home park having in excess of 50 lots, the internal road system should provide access to a public street at not less than 2 points unless, in the opinion of the Inspector, two access roads are not required. Access roads shall enter or leave existing highways at 90 degrees or as near 90 degrees as is practicable. The intersection angle shall be between the range of 70 and 110 degrees.
- (3) The geometrics of all access roads including grades, vertical curves, superelevation and interaction geometrics shall be in accordance with good engineering practice.

Division 5 - Internal Roadways

37. (1) All mobile home lots, owner's residential plot, storage areas and service buildings as well as other facilities where access is required shall have access by internal road.
- (2) Internal roads shall be designed to recognize existing easements, rights-of-way and utility lines which are to be preserved and to permit connection to existing facilities where necessary for the proper functioning of the drainage and utility systems.
- (3) Minimum parking and roadway width requirements shall be as follows:
- (a) Collector and distributor roads shall have parking on both sides with a minimum paved (surfaced) width of 10m. The right-of-way width shall be 15m where storm drainage is accommodated in open ditches. If storm drainage is accommodated in an underground piped storm sewer system, right-of-way widths may be reduced to 12m.
- (b) Minor roadways:
- (i) Cul-de-sacs and two-way minor roads shall have parking on one side with a minimum paved (surfaced) width of 8.5m and a right-of-way width of 14m where storm drainage is accommodated in open ditches. The right-of-way width may be reduced to 10m if storm drainage is accommodated in an underground piped storm sewer system.

- (ii) One-way minor roads shall have parking on one side with a minimum paved (surfaced) width of 6m and a right-of-way width of 12m if storm water is accommodated by open ditches. The right-of-way width may be reduced to 8m if storm drainage is accommodated by an underground piped storm sewer system.
 - (iii) One-way minor roads shall not exceed 150m in length.
 - (iv) Cul-de-sacs shall not exceed 90m in length. (Bylaw 2823)
- (4) All roads in a mobile home park shall be paved, well drained and maintained.
- (5) Dead-end roads and cul-de-sacs shall have a turning circle at the dead-end with a minimum paved (surfaced) radius of at least 12m and a right-of-way having a 15m radius if storm drainage is accommodated by open ditches. The right-of-way may be reduced to a radius of 13m if storm drainage is accommodated by a piped underground storm sewer system. (Bylaw 2823)
- (6) Internal roads shall be adapted to the topography and shall have suitable gradient for traffic and pedestrian safety.
- (7) Internal street intersections shall generally be at right angles. Off-sets at intersections and intersections of more than two streets at one point shall be avoided.

Division 6 - Fire Hydrants

38. Fire hydrants meeting the requirements of the City shall be installed and connected to the internal water supply of a mobile home park such that no mobile home space is beyond 60m from a fire hydrant, as measured along the internal and/or external roadway system.

Division 7 - Street Lighting

39. (1) Street lighting shall be designed by a Professional Engineer in accordance with good engineering practice.
- (2) 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 in 30 degrees or more.

Division 8 - Garbage Collection and Disposal

40. (1) The owner of a mobile home park shall be responsible for:
- (a) The collection of all garbage in insect-tight metal containers in ample number at locations convenient for use by the residents of the mobile home park.
 - (b) Maintaining said containers, collection areas and screening so that they shall not become foul smelling, unsightly, unsafe or a breeding place for insects and rodents.
 - (c) Providing for the collection and disposal of all garbage and refuse at least one time per week. All such material shall be collected and transported in covered vehicles or covered containers to an approved disposal site.
- (2) Collection areas for garbage and refuse shall be screened from the view of neighbours, residents in the mobile home park and the public. Screening shall consist of solid board fencing or suitable landscaping as approved by the Inspector.

Division 9 - Certification of Constructed Work

41. Upon completion of construction of the roads, water system, sanitary sewer system, storm sewer system and street lighting, a Certificate of a Professional Engineer shall be submitted in a form satisfactory to the Inspector, certifying the constructed quality of the works.

Division 10 - "As-Built" Drawings

42. Upon completion of construction of the roads, water system, sanitary sewer system, storm sewer system and street lighting, as-built drawings shall be prepared, sealed/stamped by a Professional Engineer and submitted to the Inspector.

One set of three mil mylar transparent drawings and two sets of prints showing the as-built condition of the works shall be submitted to the Inspector for all works.

Division 11 - Maintenance Period

43. (1) All works constructed as part of the construction, expansion or alteration of a mobile home park which will be taken over by the City shall be maintained by the mobile home park owner for a period of one year after issuance of a Certificate of Substantial Completion for the works by the Inspector.

- (2) The mobile home park owner shall be responsible for maintaining and/or correcting the work against defects arising from installation, materials, workmanship or engineering design which may appear during the one year maintenance period, in accordance with the City's current Engineering Standards and Specifications.
- (3) Defects which are discovered during the maintenance period shall be rectified to the satisfaction of the City of Nanaimo. The same period of maintenance shall apply to such replacement materials or rectified work and the maintenance period for the rectified defect shall begin on the date the City accepts such rectified work.
- (4) A security deposit in the form of:
 - (a) cash;
 - (b) an Irrevocable Letter of Credit; or
 - (c) a certified cheque

in an amount satisfactory to the Inspector shall be deposited by the mobile home park owner with the City of Nanaimo for the term of the maintenance period.

At the end of the maintenance period, if there are no deficiencies remaining, the Inspector will release the security deposit.

Division 12 - Rights-of-Way

44. Statutory rights-of-way in favour of the City and defined by a right-of-way plan registered in the Land Titles Office shall be required for all utilities which will be maintained by the City. This includes but is not limited to all utilities servicing areas beyond the boundaries of the mobile home park as determined by the City.

PART 5 - BUILDING STANDARDS

Division 1 - Permits

45. (1) Every owner of a mobile home park or his agent shall obtain, from the Inspector, a building permit to locate, remove, alter, or relocate a mobile home to, from or within a mobile home park.
- (2) Tenants shall obtain a letter of permission from the mobile home park owner or his agent, and a building permit, from the Inspector, before commencement of construction, alteration, or addition to a mobile home or a separate building or structure within a mobile home park.
- (3) The occupancy of any mobile home or permissible addition shall not take place until such time that written approval is obtained from the Inspector.

Division 2 - Fees

46. (1) Fees for a building permit to locate, remove or relocate a mobile home to, from or within a mobile home park shall be as stipulated in the City of Nanaimo Building Bylaw.
- (2) Fees for a building permit to construct additions to a mobile home or to construct, place or alter a separate building or structure in a mobile home park shall be as stipulated in the City of Nanaimo Building Bylaw.

Division 3 - Penalty

47. Any person who does or causes to be done or commences to do any work for which a building permit is required, without first having obtained such permit, is guilty of an offence and liable to the penalties prescribed by the *Offence Act* provided that the offender is prosecuted for such offence, double the fees specified in the City of Nanaimo Building Bylaw shall be paid to the City.

Division 4 - Site Preparation

48. (1) Except as provided for in 48(3), each mobile home pad shall be prepared by removing all organic soil and replacing it with clean granular fill, the amount of which shall be sufficient to achieve the original grade. Mobile home pads may be surfaced with asphalt or concrete pavement after compaction, as shown on Schedule 'B'.
- (2) Mobile home pads shall have a maximum 6 percent longitudinal and/or 15 percent cross or crown gradient.
- (3) Where it can be shown to the satisfaction of the Building Inspector that recessing a mobile home into the ground would not result in a drainage problem, the regulations set out in 48(1) may be waived, provided that:
- (a) Ground clearance of not less than 30cm is maintained under the mobile home to permit maintenance of services.
 - (b) A system acceptable to the Building Inspector of tie downs shall be installed, prior to placement of a mobile home on the mobile home pad.
 - (c) Footings shall be placed on undisturbed soils which have been cleared of all vegetation.
 - (d) Subject to 48(3)(a) the number of courses of double blocking may be reduced.
 - (e) Should cutting the ground on a sloping lot be necessary, a 15cm perimeter curb of concrete shall be placed to retain the perimeter of said cut.

(Bylaw 2823)

Division 5 - Mobile Home Standards

49. (1) All mobile homes shall meet or exceed the latest revisions of the CSA Z-240 or A-277 standards as the case may be.
- (2) All connections to services shall be in accordance with the B.C. Building Code.
- (3) The owner or agent of a mobile home park shall ensure that every mobile home situated within the mobile home park is supported with double blocking and is adequately restrained through the use of tie downs, as shown on Schedule 'B'.
- (a) If, in the opinion of the Inspector, the safe load bearing capacity of the mobile home pad will be exceeded he may require that acceptable footing be installed to support the double blocking.
- (b) The minimum height of double blocking shall be three courses. The maximum height of double blocking shall be four courses.
- (i) Where four courses of double blocking are utilized, all voids shall be filled with concrete.
- (ii) Double blocking shall be spaced at intervals not greater than 3.5m on centre line under each mobile home beam.
- (4) Tie downs shall be installed at all four corners of a mobile home. Additional tie downs shall be installed for mobile homes with a width less than 6.7m, at the centre of the mobile home.

Division 6 - Skirtings

50. (1) Skirting shall be installed prior to occupancy of the mobile home and shall have two easily removable access panels of a minimum width of 1.2m, one providing access to the area enclosed by the skirting for inspecting or servicing the service connections to the mobile home and the other providing access to the area enclosed by the skirting for storage.
- (2) Skirtings shall be factory fabricated or of equivalent quality and shall be painted or prefinished so that the design and construction shall complement the main structure.
- (3) Skirting shall have two screen openings, each with minimum area of 0.2m², for the purpose of providing cross-ventilation beneath the mobile home.

Division 7 - Ancillary Buildings

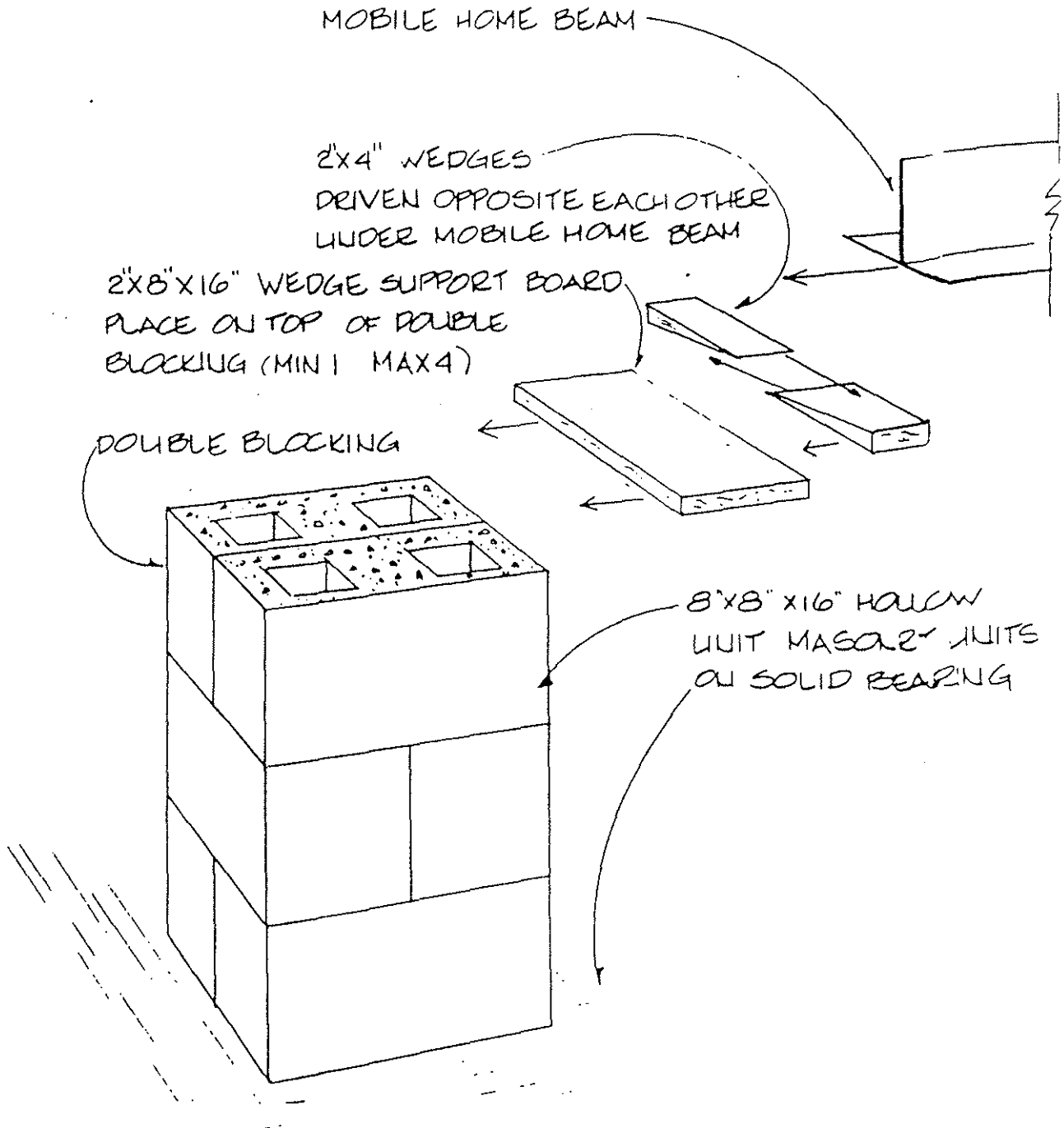
51. (1) Ancillary buildings shall:
- (a) conform to the B.C. Building Code;
 - (b) be located at least 4.5m from any mobile home lot;
 - (c) be of permanent construction and adequately lighted;
 - (d) have walls, floors, and partitions that can be easily cleaned;
 - (e) have all rooms well ventilated, with all openings effectively screened.

PART 6 - SUPERVISION AND REPORTING

52. (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 barbeques, stoves, incinerators, or other structures designed for that purpose, in accordance with regulations of the Fire Marshall.

BYLAW NO. 2704

APPENDICES



SCHEDULE 'A'



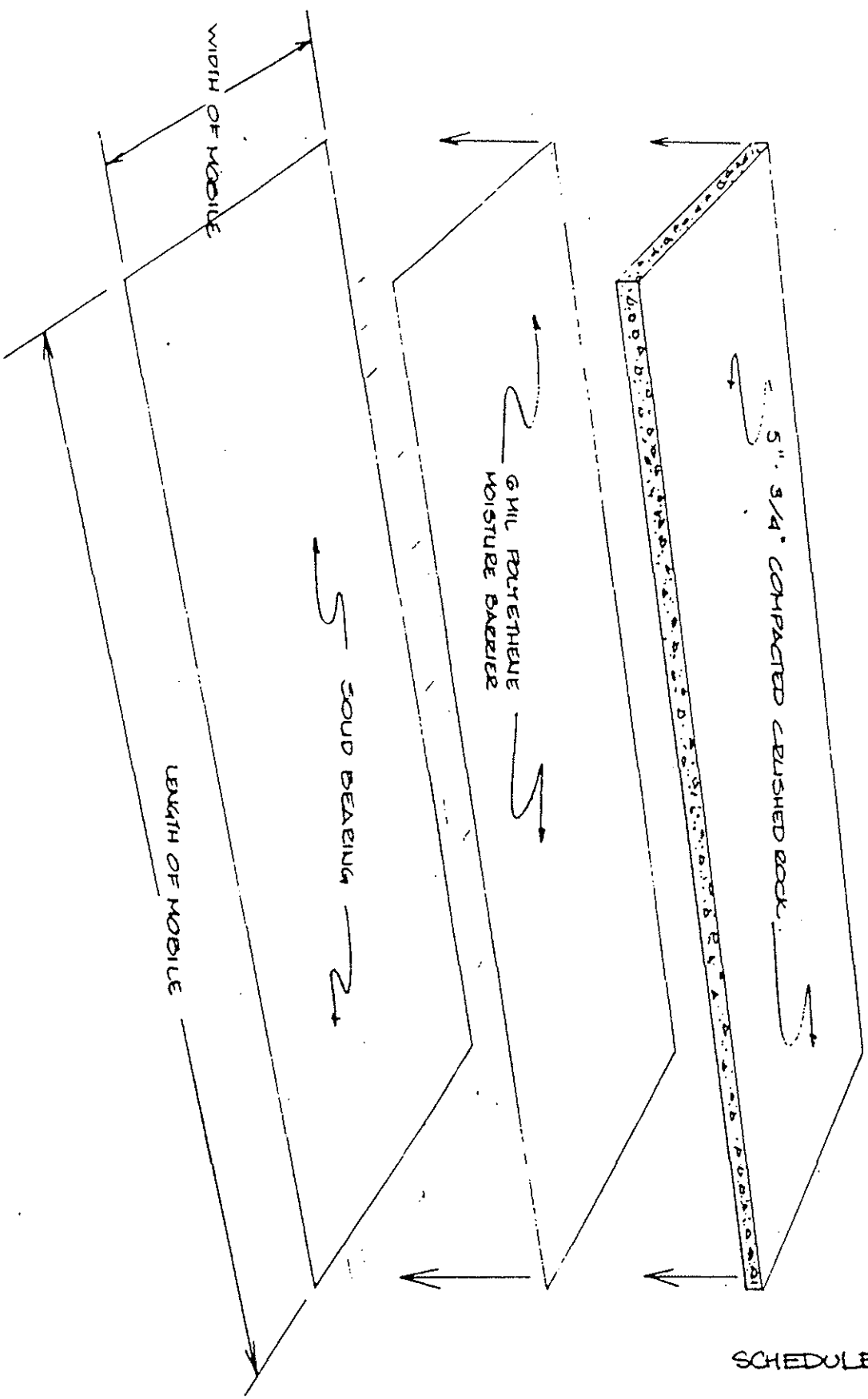
City of Nanaimo

Project MOBILE HOME PARK
 Title MOBILE HOME SUPPORT

Scale N.T.S.
 Drawn B.D.
 Date 04.05.18
 Draw No

NOTES:

LOCATE SUPPORTS FOR
MOBILE HOME ON GRAVEL
BASE - UNIT TO BE TIED
DOWN WITH APPROVED ANCHORS



City of Nanaimo

Project MOBILE HOME PARK
 Title LOT PREPARATION

Scale N.T.S.
 Drawn B.D.
 Date 84.05.18
 Dwg No