

**MOBILE HOME PARK BYLAW  
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## DISTRICT OF SALMON ARM

### BYLAW NO. 1435

A bylaw to regulate the design and servicing of the establishment of new mobile home parks, the extension of existing mobile home parks, and the orderly conversion of mobile home parks, existing at the time of adoption of this bylaw, to better design and servicing standards, pursuant to Section 734(i) of the *Municipal Act*.

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The Council of the District of Salmon Arm in open meeting enacts as follows:

### INTERPRETATION AND ADMINISTRATION

#### **Title**

1.01 This bylaw may be cited as "District of Salmon Arm Mobile Home Park Bylaw, 1982".

#### **Application**

1.02 This bylaw shall be applicable within the boundaries of the District of Salmon Arm.

#### **Definitions**

1.03 In this bylaw, unless the context otherwise requires, Accessory building means a subordinate building which is: customarily ancillary to that of a principal building situated on the same lot; or ancillary to a principal use being made of the lot or mobile home space upon which such building is located;

Anchorage means a system for ensuring the stability of a mobile home located in a mobile home area under the effects of wind;

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

Approval means approval in writing;

Buffer area means the buffer area described in Section 4.07 of this bylaw;

Council means the Council of the District of Salmon Arm;

District means the District of Salmon Arm;

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

Floodplain means an area of land, whether floodproofed or not, which is susceptible to flooding by a watercourse, lake, ocean, or other body of water. For the Salmon Arm municipality, the Shuswap Lake Floodplain is defined by the BC Water Resources Service as land lying below an elevation of 350.1m (1,148.6 ft.) G.S.C.;

Floodproofing is the alteration of land and structures to minimize damage, as described in Section 17 of this bylaw;

Floor area means the area on any storey of a building or mobile home between exterior walls and required fire walls, including the space occupied by interior walls and partitions but not including exits and vertical service spaces that pierce the storey;

Grade or Grade Level means the lowest of the average levels of finished ground adjoining each exterior wall of a building, except that localized depressions such as for vehicle or pedestrian entrances should not be considered in the determination of average levels of finished ground;

Grade, Finished, when applied to height of buildings, means a grade level which varies not more than one (1)m (3.281 ft.) from the original grade elevation prior to the start of construction of the building, as determined by measurement within 3.0m (9.842 ft.) distance from the foundation walls;

Height of Buildings means the vertical distance between the finished grade and the roofline of the building;

Highway includes a street, road, lane, bridge, viaduct, and any other way open to the use of the public, but does not include a private right-of-way on private property;

Home Occupation means an occupation or profession which is clearly incidental to the use of a mobile home for residential purposes;

Inspector means the Building Inspector or such other person appointed by the Council to administer this bylaw;

Landscape Screen means a barrier which may be a combination of trees, hedges, bushes, shrubs, plants, or decorative fences as deemed most appropriate and essential by the Technical Planning Committee;

Lot means a parcel, block or other area in which land is held or into which land is subdivided and recorded in the Land Title Office, and having the principal frontage on a highway;

Lot Line means the line of demarcation between adjoining lots or parcels as shown upon registered plans;

Lot Width - For the purposes of this bylaw, the width of a parcel shall be the shorter of two measurements across the parcel, one on a line parallel to and 10m (32.8 ft.) to the rear of the front lot line, the other on a line parallel to and 20m (65.6 ft.) to the rear of the front lot line, provided that the front lot line shall be not less than one-half (1/2) of the minimum width requirements;

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 detachable towing and touring gear and upon arrival at the site, can be completed and ready for occupancy except for placing on foundation, 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 permissible additions, and which is not used for buffer area, roadways, owner's residential plot, the procuring and treatment of water, collective sewage treatment plant, effluent disposal from a collective sewage treatment, effluent disposal from a collective sewage treatment plant, garbage disposal, accessory or ancillary buildings;

Mobile Home Park means any parcel of land upon which two (2) or more mobile homes are located and occupied or intended to be occupied as single family dwellings, exclusive of temporary dwellings allowed under Section 77 of "Salmon Arm Zoning Bylaw, 1976", No. 1180. Mobile home parks may include the owners' residence and accessory buildings and structures, but shall not include mobile home sales, or the display of mobile homes for sale or inspection, except as permitted under Section 3.12 of this bylaw.

Mobile Home Park Permit means that, notwithstanding Section 2.02(5) (c), a building permit issued for mobile home park development, and as a building permit, includes works for mobile home foundations, anchorage and skirting pursuant to Sections 4.05 and 4.11.

Mobile Home Space means an area of land for the installation of one mobile home with permissible additions and situated within a mobile home area;

Mobile Home Pad means that portion of a mobile home space, designated, designed and prepared for the support of a mobile home, and containing service connections;

Natural Boundary means the visible high-water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed of the lake, river, stream, or other body of water, a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself;

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

Roadway means an allowance within a mobile home park, all or part of which is made suitable for normal vehicle access required within the park. Roadway does not include any public street or highway;

Roof Line means the top edge of the roof or the top of the parapet, whichever forms the top line of the building silhouette, except as provided under Section 75 of Zoning Bylaw No. 1180.

Street means highway, road, square, avenue, thoroughfare and any other public way, but excludes lane, trail, bridge, private access, or roadway;

Technical Planning Committee means the Technical Planning Committee as appointed by the District Council, from time to time by resolution;

Utility Service Building means a building or structure providing for public utility facilities for water, sewer, electrical, telephone and similar services;

Watercourse means any natural or manmade depression with banks and a bed 0.6m (1.968 ft.) 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 259 ha (one square mile) or more or as required by an Official of the Ministry of Environment of the Province of British Columbia.

### **Prohibitions**

- 1.04 (1) No person shall locate, establish, construct, alter, extend, expand, subdivide, 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 bylaw.
- (2) No person shall use a mobile home park for the purpose of manufacturing, assembling, selling, servicing or displaying of mobile homes or mobile home accessories, provided, however, that such prohibition shall not preclude a mobile home owner from the normal servicing, or the private sale of his mobile home from a serviced pad.

### **Exclusion**

- 1.05 (1) Subject to Section 1.05(2) the provisions of this bylaw do not apply to a mobile home park or any part of a mobile home park existing prior to coming into force of this bylaw.
- (2) No person shall be compelled to upgrade existing parks to the standard of this bylaw; but any upgrading of existing mobile home parks undertaken shall be in accordance with the provisions of this bylaw.
- (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 bylaw only if brought up to Z-240 standards with respect to electrical service and if the gas and heating systems are in accordance with Section 3.11 of this bylaw.

### **Administration**

- 1.06 (1) The Building Inspector or such other person appointed by the Council is hereby authorized and empowered to administer this bylaw.
- (2) Persons appointed under subsection (1) may enter any mobile home park at any reasonable time for the purpose of administering or enforcing this bylaw.

### **Violation**

- 1.07 (1) It is 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 is unlawful for any person to prevent or obstruct any official appointed under subsection (1) of Section 1.06 of this bylaw from carrying out his duties under this bylaw.

- (3) It is unlawful for any person to occupy any mobile home space developed by permit under Section 2.02 of this bylaw, prior to issuance of an "Occupancy Permit" by the inspector.

### **Penalty**

- 1.08 (1) Any person who violates any of the provisions of this bylaw, or who acts or suffers or permits any act or things to be done in contravention or in violation of any of the provisions of this bylaw, or who neglects to do or refrains from doing anything required to be done under the provisions of this bylaw is guilty of an infraction of this bylaw.
- (2) Each day during which such violation is continued is a new and separate offence.
- (3) Any person who violates any provision of this bylaw is liable on summary conviction to a penalty not exceeding one thousand dollars (\$1,000.00), and also the cost of the prosecution.
- (4) Upon conviction, the court may direct that no prosecution under subsection (2) may be made, with respect to the continuance of the violation, for such period of time as it directs.

### **Severability**

- 1.09 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.

## **MOBILE HOME PARK APPLICATION, APPROVAL AND PERMIT**

### **Application Plans and Specifications**

- 2.01 All applications for approval of plans and specifications shall be made in writing and shall contain:
  - (1) the name and address of the applicant;
  - (2) the intended use of the land;



- (3) a popularly understandable description of the location of the land, and the legal description of the land on which the proposed mobile home park or extension is to be established, constructed, altered, or extended;
- (4) two (2) full sets of working drawings to scale showing:
  - (a) the area dimensions and legal description of the parcel of land;
  - (b) the dimension and location of the buffer area;
  - (c) the number, location, dimensions, and designation of all mobile home spaces, and location and dimension of all roadways, the owner's residential plot (if any), and recreation area;
  - (d) the dimensions and location of all ancillary buildings, the owner's residence, and other buildings and structures;
  - (e) the internal layouts of all service ancillary buildings and other structures, apart from the owner's residence;
  - (f) the location and details of the source of water, water distribution lines and outlets;
  - (g) the location and details of all connections to the District sanitary sewer and storm sewer systems;
  - (h) a north arrow and notation of the scales used;
  - (i) a landscaping plan for the site;
  - (j) all natural watercourses within or adjacent to the land concerned;
  - (k) all steep banks or slopes within or adjacent to the land concerned;

- (l) the relationship of the proposed mobile home park to adjacent streets and highways; and
- (m) the location and details of all common parking area.

### **Approval and Permit**

- 2.02 (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) 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;
- (3) 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;
- (4) If the issuance of a mobile home park permit is refused, the Inspector shall notify the applicant in writing of the reasons for refusal.
- (5) Fees
- (a) Each initial application for a mobile home park permit submitted shall be accompanied by an application fee of Twenty-Five Dollars (\$25.00) for the first mobile home space and Ten Dollars (\$10.00) for each additional mobile home space shown in the mobile home park plan.
  - (b) Each application for renewal of a mobile home park permit shall be accompanied by an application fee of Two Dollars (\$2.00) for each mobile home space shown in the mobile home park plan.
  - (c) The charge for permits for the construction of buildings or structures in the mobile home park shall be the same as specified in the building bylaw in effect in the District of Salmon Arm.

- (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 Building Inspector according to the submitted plan and specifications.
- (6) No application for a mobile home park permit shall be accepted for processing unless it includes all documents, information and fees required in Sections 2.01 and 2.02 of this bylaw.

**Location**

- 3.01 (1) No person shall locate a mobile home park except on a well drained site that is at all times free of stagnant pools, and is graded for rapid drainage.
- (2) Mobile home parks shall not be located less than 20.0m (65.62 ft.) from any natural boundary.
- (3) Mobile home parks shall not be located within the Shuswap Lake or Salmon River floodplain. In respect of land lying within the Floodplain but not under the jurisdiction of the Province of British Columbia, District services shall not be connected or extended to service any mobile home park unless such mobile home park is floodproofed in accordance with the provisions of Section 17 of this bylaw.
- 3.02 (1) Every parcel of land to be included in a mobile home park shall be contiguous;
- (2) All contiguous parcels of land proposed for a mobile home park development, or the extension of an existing mobile home park, shall be consolidated into one registered parcel prior to final rezoning approval.
- 3.03 (1) All new mobile home parks, all extensions to existing mobile home parks, and all infilling of existing mobile home parks shall connect to the District water supply and sanitary sewer systems.

For the purpose of this section, and extension to an existing mobile home park means any extension beyond the site which is zoned R-6, Mobile Home Park Residential, and infilling of an existing mobile home park means the infilling or completion of phasing of development within the site zoned R-6, Mobile Home Park Residential.

- 3.03 (2) All extensions to existing mobile home parks shall connect to the District water supply and sanitary sewer systems, except that where such mobile home park is located beyond the area serviced by the sanitary sewer system, private septic sewage disposal systems may be used subject to:-
- A. Council approval;
  - B. compliance with requirements under the Health Act; and
  - C. maximum density of 10.5 mobile home spaces per gross hectare (4.25 per gross acre).

For the purpose of this bylaw and extension to an existing mobile home park means an extension or expansion beyond the established boundary of the R-6, Mobile Home Park Zone, or beyond any existing property line.

- 3.04 Notwithstanding the provisions of subsection 3.03 of this bylaw, the infilling of an existing mobile home park which is located beyond the areas serviced by the District water supply and/or sanitary sewer systems is permitted provided that:

- (1) Approval is obtained from the Ministry of Health and District Council for the water supply and/or sanitary sewage disposal systems;
- (2) The maximum density for mobile home spaces shall not exceed 10.5 per gross hectare (4.25 per gross acre);
- (3) The proposed infilling otherwise satisfies the provisions of this bylaw.

- 3.05 (1) For new mobile home parks, all services shall be underground in accordance with the standard hereinafter provided.
- (2) For extension to existing mobile home parks, all services shall be underground except where Council has authorized a lesser standard for electrical service, telephone, street lighting and/or hydrants.
- (3) For infilling of existing mobile home parks, all services shall be to a standard not less than provided in earlier phases, and shall be subject to Council approval.

- 3.06 All connections to services shall be in accordance with the BC Building Code and Plumbing Code.
- 3.07 In mobile homes located in a mobile home park, the following shall be in accordance with the regulations of the Fire Services Act or the Gas Act as the case may be:
- (1) the installation and maintenance of all oil burners and oil-burning equipment and appliances using flammable liquids as fuel;
  - (2) the storage and disposal of flammable liquids and oils;
  - (3) the installation, maintenance, carriage, and use of compressed gas system.
- 3.08 (1) No mobile home shall be located elsewhere in a mobile home park than in a mobile home area except that not more than three (3) unoccupied mobile homes may be located in a designated storage area.
- (2) No more than one mobile home shall be located in a mobile home space.
- 3.09 Any mobile home or addition located on a mobile home space shall be supported by double blocking.
- 3.10 All mobile homes shall meet or exceed the Canadian Standards Association standard Z-240, or A-277 as the case may be.
- 3.11 The building, plumbing and electrical work in any mobile home, including additions and alterations, shall comply with the bylaws or regulations in force in the District of Salmon Arm.
- 3.12 All additions and alterations to mobile homes shall be in accordance with the Building Bylaw for the District.
- 3.13 A copy of the plan required under Section 2.01(4) and a copy of this bylaw shall be posted prominently and permanently in a convenient and protected place in each mobile home park for the reference of the residents.

## **MOBILE HOME PARK DESIGN AND LAYOUT STANDARDS**

### **General Purpose**

4.02 The general purpose of the standards and regulations contained in this bylaw is to ensure a satisfactory quality of development of mobile home parks in an environment appropriate for residential use.

### **Permitted Uses**

4.02 Within a mobile home park only the following may be located:-

- (1) Mobile homes;
- (2) One dwelling unit or office for the accommodation of the owner/operator;
- (3) Recreation areas;
- (4) Vehicle parking and storage areas;
- (5) Buildings and structures accessory/ancillary to the above;
- (6) Identification signs, as hereinafter provided;
- (7) Government and utility service uses.

### **Site Area**

- 4.03 (1) The minimum site area for any new mobile home park shall be 2.0 ha (4.942 acres);
- (2) The minimum width for a new mobile home park site shall be 75.0m (246.1 ft.).

### **Mobile Home Space**

- 4.04 (1) The minimum area for a mobile home space shall be 420m<sup>2</sup> (4,521 sq. ft.) for single-wide mobile homes, and 465m<sup>2</sup> (5,005 sq. ft.) for double-wide mobile homes;
- (2) The minimum width for a mobile home space shall be 13.5m (44.29 ft.) for single-wide mobile homes, and 15.0m (49.21 ft.) for double-wide mobile homes;
- (3) The minimum depth for a mobile home space shall be 15.0m (49.21 ft.);
- (4) Each mobile home shall be located on a separate mobile home space (lot);
- (5) Each mobile home space shall:-
- (a) be clearly delineated;
  - (b) have a clearly discernible mobile home pad;
  - (c) be numbered clearly;
  - (d) be drained properly.

### **Mobile Home Pads**

4.05 Each mobile home pad shall:-

- (1) be constructed of compacted gravel, or paved with bituminous asphalt or concrete over crushed gravel;
- (2) be suitably crowned to prevent an accumulation of water;
- (3) contain provisions for anchorage which meet National Building Code standards.

#### **Site Coverage**

4.06 The mobile home, including additions and accessory buildings, shall not cover more than 35% of the mobile home space upon which it is situated.

#### **Buffer Areas**

- 4.07 (1) A buffer area of 7.5m (24.61 ft.) in width shall be provided within the periphery of a mobile home park, except that upon approval of the Technical Planning Committee, the buffer area may:-
- (a) be reduced to a width of not less than 4.0m (13.12 ft.) where:
    - i. the reduced width would not be detrimental to abutting or adjoining land uses;
    - ii. proposed landscaping, or the provision of a suitable mound, berm or fencing would justify reduced width of the buffer area;
  - (b) be eliminated in the case where the mobile home park:
    - i. would be compatible with abutting or adjacent land uses;
    - ii. would abut a natural watercourse, or property which is unsuitable for development due to environmental limitations.
- (2) Buffer areas shall be suitably landscaped as required by the Technical Planning Committee.

- (3) Within a buffer area:
  - (a) no recreation or service areas may be located;
  - (b) no mobile home area nor an owner's residential plot may be located;
  - (c) no building or structure may be erected or placed except fences, hedges, or walls in accordance with the provisions of Section 75.2 of the District of Salmon Arm Zoning Bylaw, 1976, No. 1180, and except signs as hereinafter provided.
  - (d) 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 part of a recognizable beautification scheme;
  - (e) no vehicle parking area may be located.
- (4) The only roadways permitted in the buffer area are those which cross the buffer area as close to right angles as practicable and connect directly with the roadway system contained within the remainder of the mobile home park. No roadway shall traverse the buffer area and give direct access from any public street or highway to any mobile home space.

### **Fencing**

4.08 Fencing shall be provided along the perimeter of a mobile home park or mobile home park extension where deemed necessary by the Technical Planning Committee. The standard for any required fencing shall also be determined by the Technical Planning Committee.

### **Setbacks and Siting**

- 4.09 (1) Mobile homes, and buildings and structures accessory to mobile homes shall be sited only within the areas designated as mobile home areas;
- (2) Mobile homes including additions shall be sited not less than:
  - (a) 4.0m (13.12 ft.) from any other mobile home or addition, or from any other principal building;
  - (b) 1.5m (4.921 ft.) from any rear or side mobile home space line;
  - (c) 3.0m (9.842 ft.) from any internal roadway, buffer area or common parking area;
- 4.09 (3) Buildings and structures accessory to a mobile home shall be sited not less than:
  - (a) 3.0m (9.842 ft.) from any internal roadway, or front mobile home space line;
  - (b) 1.0m (3.281 ft.) from any rear or side mobile home space line.
- (4) Ancillary buildings, including utility service buildings, the owner's residence, and the management office shall be sited not less than:



- (a) 4.0m (13.12 ft.) from any other mobile home or addition, or from any other ancillary building;
  - (b) 3.0m (9.842 ft.) from any internal roadway, buffer area, parking area, or recreation area;
- (5) Mobile homes and ancillary buildings, including utility service buildings, the owner's residence, and the management office shall not exceed 8.0m (26.25 ft.) in height.
- (6) Buildings and structures accessory to mobile homes shall not exceed 3.5m (11.48 ft.) in height.

### **Groups and Clusters**

- 4.10 (1) Groups or clusters of mobile homes may be placed on a combined space where the area of the combined space is equal to the minimum space area required for an equal number of mobile homes on standard spaces, and where the minimum setbacks are honoured on the combined spaces perimeter line and between mobile homes.
- (2) Notwithstanding Section 4.04(1) and (2) each mobile home in a group or cluster shall have its own space which shall be clearly marked off by suitable means.

### **Skirtings**

- 4.11 (1) Skirtings shall be installed within 60 days of installation of a mobile home on a mobile home pad and shall have two easily removable access panels of a minimum width of 1.2m (3.937 ft.), one providing access to the area enclosed by the skirting for inspecting or servicing the service connections to the mobile home. Such an access panel shall be located close to the point at which such services are located under the mobile home; and the other providing access to the area enclosed by the skirting for storage.
- (2) Skirtings shall be factory prefabricated 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 not less than two (2) screened openings of a ratio not less than 1/500 for the purpose of providing cross ventilation beneath the mobile home and heated additions.

### **Permissible Additions and Accessory Buildings**

- 4.12 (1) No additions to mobile homes are permitted except:
- (a) carports;
  - (b) shelters against sun or rain (ramadas);
  - (c) vestibules not larger than 4.0m<sup>2</sup> (43.05 sq. ft.) in area;
  - (d) rooms (cabanas) added to a mobile home.
- 4.12 (2) All attached or accessory structures over 10.0m<sup>2</sup> (107.6 sq. ft.) in floor area shall require a building permit and shall comply with the requirements of the BC Building Code.
- (3) All attached or accessory structures including porches, storage facilities, and sun rooms, shall be factory fabricated units or of an equivalent quality, and shall be painted or pre-finished so that the design and construction shall complement the main structure.

### **Signs**

- 4.13 (1) The following signs may be located near the principal entrance to the mobile home park, and may be located within the buffer area, provided that such signs do not obstruct the vision of motorists:
- (a) One (1) freestanding park name identification sign not larger than 12.0m<sup>2</sup> (129.2 sq. ft.) in area; and
  - (b) One (1) mobile home park plot plan sign, for the convenience of visitors and service vehicles, not larger than 12.0m<sup>2</sup> (129.2 sq. ft.) nor higher than 3.0m (9.842 ft.) above grade;
- (2) All internal roadways shall be posted for direction of traffic flow and speed.

### **Parking (off-roadway)**

- 4.14 (1) Two (2) off-roadway parking spaces for automobiles shall be provided within 50m (164.0 ft.) of each and every mobile home space.
- (2) One (1) additional parking space shall be provided within the mobile home park for each five (5) mobile home spaces for the parking of boats and recreational vehicles.
- (3) One (1) parking space shall be provided for the management office.
- (4) The owner's/manager's residential lot shall include sufficient area to provide one (1) parking space for the owner's use, and a minimum of two (2) parking spaces for visitors and customers.

- (5) All parking spaces shall be free of mud, be graded for proper drainage and be paved or dust free to the satisfaction of the Inspector.

#### **Parking (on roadway)**

4.15 Parking on roadway shall be as follows:-

- (1) no parking where width of roadway is less than 8.0m (26.25 ft.);
- (2) parking on one side only where width of roadway is 8.0m (26.25 ft.) or greater.

#### **Owner's Residential Plot**

4.16 An owner's residential plot shall be permitted within a mobile home park provided that the area of the plot is not less than:-

- (1) 420m<sup>2</sup> (4,521 sq. ft.) when the residence is a mobile home unit; or
- (2) 465m<sup>2</sup> (5,005 sq. ft.) when the residence is a conventional dwelling unit.

#### **Recreation Area**

- 4.17
- (1) Not less than 5% of the gross site area of a mobile home park shall be designated as tenants' recreation area.
  - (2) The recreation areas shall not include buffer areas, parking areas, ancillary buildings, mobile home areas, storage areas, or roadways.
  - (3) The recreation area may include hillside or natural watercourse, provided that:-
    - (a) not less than 50% of the recreation area shall be play field in a location convenient and accessible to the tenants;
    - (b) any hillside or natural watercourse to be included in the recreation area is left in its natural state or authorized improved state, has potential for tenant enjoyment, and is accessible to the tenants.
  - (4) Recreation areas shall be clearly designated, delineated and solely reserved for recreational uses, except that natural watercourses may also serve for drainage purposes.

#### **Natural Watercourses**

4.18 In respect of any natural watercourse within a mobile home park, the Inspector may require that:

- (1) the watercourse be deeded or dedicated to public ownership;
- (2) an easement be granted in favour of the District;

- (3) the watercourse be protected by a restrictive covenant;
- (4) the watercourse be left in its natural state, except where improvements have been authorized by the District Council.

## **SERVICES**

### **Basic Servicing Policy**

5.01 The basic policy of the District of Salmon Arm in respect of the servicing of all new mobile home parks, including the extension of existing parks but excluding the completion of existing parks, is as follows:

- (1) Off-site services shall be constructed by the applicant in accordance with the standards set forth in the District of Salmon Arm "Servicing Requirements" manual. All works to be constructed within a mobile home park in a public road right-of-way or an easement in favour of the District shall be considered as part of the off-site services.
- (2) All on-site services shall be constructed by the applicant in accordance with the standards hereinafter provided, except where Council has authorized a lesser standard.

### **Servicing Procedures**

- 5.02
- (1) Prior to any construction, a developer shall obtain written approval and a permit from the Inspector, pursuant to the provision of Section 2.02 of this bylaw.
  - (2) When the developer has obtained a permit under Section 2.02, he shall submit engineering drawings for all on-site and off-site services to the District offices for approval. Construction of services shall not commence before District approval is given to the construction drawings.

- (3) Prior to construction of any works within a public roadway or on any other public land, the developer shall first obtain and submit a completed "Servicing and Construction Permit" to the District offices, and shall first fulfil all related requirements under the permit.
- (4) All engineering and construction associated with mobile home park development shall be completed to the satisfaction of the District. The developer's engineer shall be responsible for the inspection and testing of all on-site and off-site services; however, the Inspector shall monitor the quality of construction of all off-site works or of any works for which the District is to assume the responsibility of maintenance.
- (5) Upon completion of the mobile home park, the developer's engineer shall confirm, in writing, that all necessary services have been installed to the appropriate standards.
- (6) Prior to acceptance of services by the District, the developer shall submit to the District a "holdback fee" in the form of a cash deposit or an Irrevocable Bank Letter of Credit in an amount equivalent to ten percent (10%) of the actual cost of all off-site services provided by the developer. After one (1) year following the satisfactory performance of all off-site services the holdback fee is refundable.
- (7) The Inspector shall provide the developer with a "letter of acceptance" when the holdback fee referred to in subsection (6) has been submitted and if he is of the opinion that all off-site and on-site services have been correctly installed.
- (8) The Inspector shall issue an "Occupancy Permit" if he is of the opinion that:-
  - (a) all services have been completed in accordance with the requirements of this bylaw;
  - (b) all fees and securities, all as-constructed engineering drawings and all utility service cards have been submitted;
  - (c) all easement plans, documents and covenants have been registered;
  - (d) roadway and/or public open space has been dedicated;
  - (e) watercourses have been conveyed to the District;
  - (f) municipal property taxes have been paid;
  - (g) written confirmation has been received from BC Hydro and BC Telephone authorities that electrical and telephone servicing has been completed in accordance with their respective standards;
  - (h) written acceptance of the street lighting installation has been received from the electrical inspector, and

- (i) all requirements of this bylaw, other District bylaws, and the development permit if applicable, have been complied with.

### **Highways**

- 6.01 (1) All highways, as defined in Section 1.03 of this bylaw, shall be constructed in accordance with the standards provided in Section 4 of the District "Servicing Requirements" manual.
- (2) No mobile home park shall be established or extended unless the street or highway giving primary access to the mobile home park is constructed to District standards.
- (3) A minimum of one principal access and one emergency access shall be provided for each mobile home park.

### **Roadways**

- 6.02 (1) All roadways, as defined in Section 1.03 of this bylaw, shall be constructed in accordance with the standards hereinafter provided.
- (2) All mobile home spaces, the owner's residential plot, storage areas and service buildings as well as other facilities where access is required shall have adequate vehicle access from the internal roadway system.
- (3) All roadways in mobile home parks shall have a minimum width of 7.5m (24.60 ft.), except that minor roadways, serving not more than five (5) mobile homes within a cluster development, shall have a minimum width of 4.5m (14.76 ft.).
- (4) All roadways shall be paved to the full required width and shall be well drained. In this respect a concave road section will be acceptable in lieu of curb and gutter.
- (5) Asphalt pavement shall be constructed in accordance with Section 5 of the District of Salmon Arm "Servicing Requirements" manual. Pavement and Base Structure shall comprise 65 mm (2.5 in.) asphalt, 100 mm (4 in.) of 3/4 inch minus crushed aggregate and 300 mm (12 in.) of 4 inch minus pit run gravel.
- (6) Roadways which dead end, and cul-de-sacs shall have a paved turning radius of not less than 12m (39.37 ft.).
- (7) Cul-de-sacs shall not exceed 100m (328.1 ft.) in length.

### **Concrete curbs and Sidewalks**

- 7.01 Concrete curbs and sidewalks, where required by the Inspector shall be constructed in accordance with Section 6 of the District of Salmon Arm "Servicing Requirements" manual.

## **Water Supply**

- 8.01 All water supply lines, fire flow lines and hydrants for which the District is ultimately to assume responsibility shall be installed in accordance with Section 7 of the District of Salmon Arm "Servicing Requirements" manual, except that the following clarification shall apply:
- (1) A master meter shall be installed at the point of connection to the District system.
  - (2) Water lines to be taken over by the District shall be a minimum 150 mm (6 in.) diameter and shall be located in a right-of-way registered in the name of the District.
  - (3) Fire flow lines shall be a minimum 150 mm (6 in.) diameter.
  - (4) On-site fire hydrants shall be Terminal City 20p and shall be owned and maintained by the owner. Locations shall be approved by the Fire Chief. Owners will be given the opportunity to arrange a mutually agreeable hydrant maintenance program with the Fire Chief.
  - (5) Water lines shall be separated from sanitary sewer lines by a minimum of 3m (9.84 ft.).
  - (6) Pipe shall conform to AWWA C900 (PVC) Class 150.
- 8.02 Water line laterals and service connections shall be installed in accordance with the BC Plumbing Code except that the following clarification shall apply:-
- (1) A water service connection, minimum size 25 mm (3/4 in.) diameter shall be provided to each mobile home space, ancillary building and residence.
  - (2) A stop and waste valve shall be installed at each service connection. Adequate free drainage gravel shall be placed around the valve to provide proper drainage.
  - (3) A blow-off valve shall be installed at the end of each lateral.
  - (4) A pressure reducing valve shall be installed at each service connection where the static water pressure is greater than 85 psi.
  - (5) Pipe shall conform to CSA B137.3-1972 rigid PVC, Type "K" or "L" copper (soft).
- 8.03 Inspection, pressure testing and disinfection of the water system shall be monitored by the owner's engineer and a report summarizing details shall be submitted to the District upon completion of the project.

### **Sanitary Sewer**

9.01 All sanitary sewer lines, for which the District will ultimately assume responsibility, shall be installed in accordance with Section 8 of the District of Salmon Arm "Servicing Requirements" manual, except that the following clarification shall apply:-

- (1) Sanitary sewer lines to be taken over by the District shall be a minimum 150 mm (6 in.) diameter and shall be located within a highway right-of-way or within an easement registered in favour of the District.
- (2) Sanitary sewer lines shall be separated from water lines by a minimum of 3m (9.84 ft.).
- (3) Pipe shall conform to CSA B182.1 (PVC). 150 mm (6 in.) pipe shall be SDR 28. 200 mm (8 in.) pipe shall be SDR 35.
- (4) Service connections shall tie into main lines or lateral with a wye.
- (5) Cleanouts may be installed on laterals in lieu of manhole with the approval of the District.

9.02 Sanitary sewer service connections shall be installed in accordance with the provisions of the BC Plumbing Code except that the following clarification shall apply:-

- (1) A sanitary service connection shall be provided to each mobile home space and residence.
- (2) A vertical riser and cleanout shall be brought to grade at each point of connection.
- (3) Pipe shall conform to the BC Plumbing Code specifications.

9.03 Inspection and testing of the sanitary sewer system shall be monitored by the owner's engineer and a report summarizing details shall be submitted to the District upon completion of the project.

### **Storm Drainage**

10.01 A storm drainage system shall be constructed in accordance with Section 9 of the District of Salmon Arm "Servicing Requirements" manual and the District Drainage Survey, except that the following clarification shall apply:-

- (1) Storm drain lines to be taken over by the District shall be located within a highway right-of-way or within an easement registered in favour of the District.



- (2) Where possible all surface drainage shall be contained within the boundaries of the mobile home park. Where this is not practical drainage shall be conveyed to a natural watercourse or storm sewer acceptable to the District.

### **Easements**

- 11.01 To facilitate mobile home park development it may be necessary that easements be obtained for sanitary sewer, storm drainage or access. The acquisition and the registration in the Land Title Office of all such easements shall be the responsibility of the developer.

### **As-Constructed Drawings**

- 12.01 Prior to the issuance of an Occupancy Permit by the Inspector, the developer shall submit a reproducible set of as-constructed engineering drawings, including utility service cards, in accordance with Section 3 of the District of Salmon Arm "Servicing Requirements" manual.

### **Electrical and Telephone**

- 13.01 An underground wiring system shall be installed to conform to the requirements of BC Hydro and Power Authority, BC Telephone Co. and the BC Electrical Code.
- 13.02 Written confirmation that the wiring system has been completed in accordance with relevant codes shall be submitted to the District upon completion of the project.

### **Street Lighting**

- 14.01 Street lighting shall be installed and maintained to adequately illuminate the travelled portion of roadways at the following locations:-
  - (1) all internal intersections;
  - (2) the intersections of roadways and public streets or highways;
  - (3) the turning circle of cul-de-sacs;
  - (4) any point at which an internal roadway changes direction thirty (30) degrees or more.
- 14.02 All required off-site street lighting shall be to District standards.

### **Ancillary Buildings**

- 15.01 Ancillary buildings shall:
  - (1) conform to the BC Building Code;
  - (2) be of a permanent construction, and adequately lighted;

- (3) where toilet facilities are required, provide separate facilities for males and females.

### **Home Occupations**

16.01 Home occupations may be carried on in a mobile home which is located on a mobile home space in a mobile home park, subject to the provisions of Section 73 of the District of Salmon Arm Zoning Bylaw, 1976, No. 1180, but at the discretion of the owner or manager.

### **Floodproofing**

17.01 This section applies only to land such as Indian Reserve, described in subsection 3.01(3) of this bylaw.

17.02 No residential use building, nor mobile home shall be constructed or otherwise located in a mobile home park with the underside of the floor system of any area used for habitation, or in the case of a mobile home, the ground level on which it is located, lower than 1.5m (4.921 ft.) above the natural boundary of the Salmon River or elevation 351.0m (1,151.6 ft.) C.S.C. whichever is higher, unless "floodproofed" by:

- (1) the infilling of land with a suitable fill material, provided that no part of the fill slope shall be within 15.0m (49.21 ft.) of the natural boundary of the Salmon River, nor within 20.0m (65.62 ft.) of the average high water mark of Shuswap Lake, and the face of the fill slope must be adequately protected against erosion from floodwaters; or by

- (2) a standard of building construction designed to withstand the potential effects of flooding and floodwaters; or by
- (3) a combination of both methods.

**Supervision and Reporting**

- 18.01 The owner shall maintain all park equipment in or on the mobile home park in a clean, safe, and sanitary condition.
- 18.02 Every mobile home park shall be kept free of flammable debris and rubbish at all times.
- 18.03 Fires shall be made only in stoves, incinerators, or other structures designed for that purpose.
- 18.04 The owner shall report the installation of each mobile home or permitted addition, with the exception of skirtings, to the Building Inspector.
- 18.05 The tenant shall first obtain a letter of permission from the park operator and then a building permit before commencement of construction of additions, including separate buildings or structures on a mobile home space.

**Repeal of Previous Bylaw**

- 19.01 Bylaw No. 1258, cited as "District of Salmon Arm Mobile Home Park Bylaw, 1978", is hereby repealed.

**Effective Date**

- 20.01 This bylaw shall come into force and take effect upon the adoption thereof.

READ A FIRST TIME THIS	10th	DAY OF	May	1982.
READ A SECOND TIME THIS		10th	DAY OF	May 1982.
READ A THIRD TIME THIS	10th	DAY OF	May	1982.
ADOPTED by Council ON THE	17th	DAY OF	May	1982.

"L.M. Lund"  
 Mayor  
"C.H. Simmons"  
 Clerk

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