

CITY OF NANAIMO

BYLAW NO. 1751

MOBILE HOME PARKS BYLAW

A Bylaw to regulate the establishment, extension, design and servicing of mobile home parks, pursuant to Section 714 (i) of the Municipal Act.

The Council of the City of Nanaimo in open meeting assembled enacts as follows:

INTERPRETATION AND ADMINISTRATION

Title

1.01 This bylaw may be cited as the "MOBILE HOME PARKS BY-LAW 1976 NO. 1751".

Application

1.02 This bylaw shall be applicable to all land contained within the boundaries of the City of Nanaimo.

Definitions

1.03 In this bylaw, unless the context otherwise requires,

"approval" means approval in writing;

"buffer area" means the buffer area described in Division (4);

"dependent mobile home" means a mobile home other than an independent mobile home;

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

"independent mobile home" means a mobile home equipped with a water-closet and a bathtub or shower, waste from both of which may be disposed of directly into a sewer;

"the 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 structure manufactured as a unit, intended to be occupied in a place other than that of its manufacture, and designed for dwelling purposes;

"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, 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;

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

"potable water" means water which is approved for drinking purposes by the Medical Health Officer;

"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;
"service building" means a building housing any toilet, bathing, or other sanitation facilities, or laundry or clothes-drying facilities.

Prohibitions

1.04 No mobile home park shall be established, extended or operated contrary to the provisions of this bylaw.

Administration

- 1.05
- (1) The Chief Building Inspector or such other person appointed by the Council of the City of Nanaimo shall administer this by-law.
 - (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

- 1.06
- (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 under subsection (1) of section 1.05 from carrying out his duties under this bylaw.

Penalty

- 1.07
- (1) Any person who violates any provisions of this bylaw is liable on summary conviction to a penalty not exceeding five hundred dollars (\$500.00), 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 violation, for such period of time as he directs.

Severability

1.08 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.

GENERAL PROVISIONS

- 2.01 No person shall
- (a) locate, establish, construct, alter, subdivide, or operate a mobile home park; or
 - (b) cause or allow a mobile home to be parked or to remain in a mobile home park
- in contravention of this bylaw.
- 2.02 (1) No person shall establish, construct, alter, or subdivide a mobile home park until written approval of plans and specifications is received from the person appointed under section 1.05 (1) to administer this bylaw.
- (2) Written approval under subsection (1) shall not be given until a sewage disposal permit has been issued and water supply source/system has been approved by authority having jurisdiction.
- 2.03 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.
- 2.04 Every part of the land included in a mobile home park site shall be contiguous with some one or more other parts of the land.
- 2.05 The plumbing and building in any mobile home park including additions and alterations shall comply with the bylaws or regulations in force in the territorial jurisdiction in which the mobile home park is situate.
- 2.06 (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.
- 2.07 All mobile homes, while installed in a mobile home park, shall be restrained from moving.
- 2.08 Any part of a mobile home area may be designated as a space for the use of either dependent or independent mobile homes.
- 2.09 No person shall connect a mobile home to a water or sewer system unless the mobile home has a plumbing system designed and installed according to recognized standards with a vented trap for each fixture.
- 2.10 No person shall dispose of garbage or refuse or any sort of waste except in accordance with the arrangements made by the owner of the mobile home park, and approved by the Medical Health Officer.

2.11 A copy of the plan required in section 3.01(e) and a copy of this bylaw shall be posted prominently and permanently in a protected place in each mobile home park for the reference of the residents.

2.12 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

shall be in accordance with the regulations of the Fire Marshal Act.

PLANS AND SPECIFICATIONS

3.01 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 system,
 - (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 Medical Health Officer stating that the water from the source indicated on the map is potable and that the location and extent of the areas proposed for sewage disposal, waste-water disposal, and garbage disposal indicated on the map meet with his approval;
- (e) two complete and legible sets of plans 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 areas, the location and dimensions of all roadways, the owner's residential plot (if any), and, if included, any amenity or recreation area;

- (iv) the dimensions and location of all service buildings, the owner's residence, and other structures;
- (v) the internal layouts of all service 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.

BUFFER AREA

4.01

Every mobile home park shall have immediately within all its boundaries a buffer area a minimum of twenty-five feet in depth within which

- (a) no recreation, amenity, 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 may be erected or placed, except a sign, which may only be placed within twenty-five feet of any highway, and a fence and a wall;
- (d) no garbage-disposal area and no part of any private sewage-disposal system, other than such parts of such system as may be underground, shall be located;
- (e) except where danger is involved, no plant material may be removed nor may any substance of which is composed be deposited or removed, except as a part of a recognizable beautification scheme.

4.02

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.

4.03

Where a mobile home park is separated from neighbouring property by a body of water, then notwithstanding section 4.01

- (a) for the purpose of establishing the buffer area, the mobile home park boundary shall be deemed to be the centre line of that body of water; 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 twenty-five feet of any other boundary.

PLACEMENT OF MOBILE HOMES AND PERMISSIBLE ADDITIONS

- 5.01 Within a mobile home area no part of any mobile home or any permissible addition shall be
- (a) on land that is not level and kept free from drainage from adjacent land;
 - (b) closer than twenty feet to any other mobile home or addition;
 - (c) within ten feet of any buffer area;
 - (d) within twenty feet of any building;
 - (e) allowed to project over the boundary of any mobile home area.
- 5.02 One level easily accessible car-parking space shall be provided near each mobile home. In addition, for every four mobile homes, one additional parking space shall be provided.
- 5.03 No additions to mobile homes are permitted, except
- (a) skirtings, but only if an easily removable access panel of a minimum width of four feet provides access to the area enclosed by the skirting;
 - (b) carports;
 - (c) shelters against sun or rain (ramadas);
 - (d) vestibules of a maximum size of thirty square feet;
 - (e) 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.
- 5.04 All foundations for the support of mobile homes or additions shall be designed and installed in accordance with the National Building Code.

OWNER'S RESIDENTIAL PLOT

- 6.01 An owner's residential plot shall be permitted within a mobile home park if the area of the plot is
- (a) not less than thirty-five hundred square feet where the residence is connected to a public sewer or the approved sewage-disposal system of the mobile home park; or,
 - (b) where it is not connected with a sewer or the approved sewage-disposal system of the mobile home park, not less than thirty-five hundred square feet plus the area required for an approved sewage-disposal system.
- 6.02 The owner's residential plot shall abut a roadway of a minimum width of twenty-five feet.

SERVICE BUILDINGS

- 7.01 Where there are dependent mobile homes in a mobile home park, the owner shall provide a service building equipped with flush-type fixtures and other sanitary facilities as required in this bylaw.
- 7.02 Service buildings shall
- (a) be located at least 15 feet and not more than 200 feet from any dependent mobile home space. The 200-foot distance shall not apply to an independent mobile home space;
 - (b) be of a permanent construction and adequately lighted;
 - (c) have walls, floors, and partitions that can be easily cleaned and will not be damaged by hosing, wetting, or disinfecting;
 - (d) have all rooms well ventilated, with all openings effectively screened;
 - (e) provide separate compartments for each bathtub or shower and toilet, and a tight partition to separate those facilities designated for males and females.
- 7.03 Laundry facilities shall be provided in the ratio of one laundry unit for every 30 dependent mobile home spaces and shall be in a separate room of a service building or in a separate building. A laundry unit shall consist of not less than one laundry tub and one clothes-washing machine in working order.
- 7.04 The number of sanitary facilities shall be in accordance with the following table:

Number of Dependent Mobile Homes	Toilets		Urinals	Washbasins		Showers		Other(2) Fixtures
	Men	Women	Men	Men	Women	Men	Women	
1 - 15	1	1	1					
16 - 30	1	2	1	1	1	1	1	
31 - 45	2	2	1	2	2	1	1	1 stop
46 - 60	2	3	2	3	3	1	1	sink(3)
61 - 80	3	4	2	3	3	2	2	
81 - 100	3	4	2	4	4	2	2	
				4	4	3	3	

For mobile home parks having more than 100 dependent mobile homes, there shall be provided one additional toilet and washbasin for each sex, for each additional 30 dependent mobile homes; one additional shower for each sex and for each additional 40 dependent mobile homes; and one additional men's urinal for each additional 100 dependent mobile homes.

WATER SUPPLY

- 8.01 The owner of a mobile home park shall provide a water-supply system to furnish a constant supply of potable water that is under a minimum pressure of twenty pounds per square inch at all outlets. Such a water system shall be designed in accordance with the plumbing regulations or with the bylaws or regulations in force in the territorial jurisdiction, in which the park is situate.
- 8.02 Potable water shall be distributed to
- (a) each service building;
 - (b) each space that is designated for an independent mobile home;
 - (c) standpipes, if required.
- 8.03 Water shall not be distributed to any terminal from which the water would not be intercepted by an approved sewage fixture, nor to any space that is not provided with an approved mobile home drain terminal connected to a sewer as required in section 9.02.

(2) Additional fixtures including laundry tubs and clothes washing machines on the basis of one laundry unit for every 30 dependent mobile homes.

(3) A conveniently located slop sink(s) for disposal of liquid wastes.

- 8.04 Each water distribution branch-line serving a space designated for the use of an independent mobile home shall have a minimum diameter of one-half inch.
- 8.05 An approved back flow preventer shall be installed on each water distribution branch-line serving each space designated for the use of an independent mobile home. Such a back-flow preventer shall be near the outlet valve and shall be adequately protected from frost and shall be at least twelve inches above the surrounding grade.

SEWER SYSTEMS

- 9.01 The owner of a mobile home park shall provide for the disposal of all waste water and of all body wastes that are generated within the mobile home park by providing a 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 bylaws or regulations in force in the territorial jurisdiction, in which the park is situate. The design and installation of a private sewage-disposal system shall be subject to the approval of the Medical Health Officer.
- 9.02 In each space designated for the use of an independent mobile home, a sewer later shall terminate above the surrounding grade. This terminus shall be a three-inch approved gas-tight fitting with threaded and quick-change adaptor couplers not requiring any special tools or knowledge to make the connection, designed and installed to receive sewage discharge from a mobile home drain that slopes constantly at a minimum of one-quarter inch per foot from the mobile home. Each terminus fitting shall be protected at grade by a metal casing or shall be encased in a concrete pad measuring not less than four inches in thickness and eighteen inches square.
- 9.03 All outdoor vents shall extend seven 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.
- 9.04 A cleanout shall be installed wherever a sewer-line changes direction more than forty-five degrees. All outdoor cleanouts shall be approved-type brass plugs that shall be accessible; their position shall be indicated on the ground. All parts of any cleanout extension shall be cast iron and terminate at a protected location either below access covers or in a concrete pad. A cleanout may be omitted at the upstream end of a sewer-line serving mobile homes, provided that the uppermost terminus serves a mobile home and is designed and installed for use as a cleanout point.
- 9.05 For the purpose of determining pipe sizes, each space designated for the use of an independent mobile home shall be considered as having a hydraulic load of eight fixture units.

- 9.06 All standpipes that are provided because of any requirement of any regulation governing mobile home parks shall discharge into a sink or receptor discharging into a sewer-line (or, with the approval of the Medical Health Officer, a waste-water soak pit.)

SEWAGE DISPOSAL

- 10.01 The owner of a mobile home park shall provide for the disposal of all sewage and waste water from a sewer system by causing the sewer to discharge into a public sewer or into a private disposal system designed in accordance with the plumbing regulations or with the corresponding bylaws or regulations in force in the territorial jurisdiction, in which the park is situate. The design and installation of a private sewage-disposal system shall be subject to the approval of the Medical Health Officer.
- 10.02 For the purpose of calculating the size of a collective sewage-disposal system, each mobile home shall be considered as producing a flow of one hundred and fifty gallons per day. If the system is a septic tank, the tank shall have in addition one hundred and fifty gallons sludge storage per mobile home space. No septic tank for such a collective disposal system shall have a capacity of less than eleven hundred gallons.
- 10.03 For the purpose of calculating the size of a separate disposal system for each mobile home, each mobile home shall,
- (a) if it is dependent, be considered as producing one hundred imperial gallons per day;
 - (b) if it is independent, be considered as producing one hundred and fifty imperial gallons per day.
- 10.04 No septic tank or other disposal plant shall be less than three feet from any mobile home (including a permitted addition) or building.
- 10.05 The minimum distance between a mobile home (including a permissible addition) or building and the weeping tile in any subsurface disposal field shall be ten feet.
- 10.06 No part of the septic tank or subsurface disposal field or other disposal plant shall be located under any road, or parking area, or footpath.

GARBAGE DISPOSAL

- 11.01 (1) The owner of a mobile home park shall
- (a) provide for the disposal of all garbage fly-tight metal containers in ample number at convenient locations;

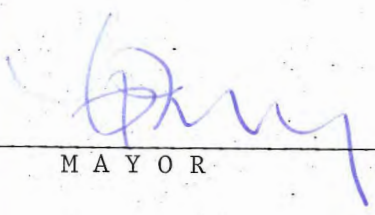
- (b) maintain the containers so that they shall not become foul-smelling, unsightly, or a breeding-place for flies;
 - (c) dispose of garbage or refuse.
- (2) If garbage is to be disposed of on the site, the methods and locations shall be approved of by the Medical Health Officer.

SUPERVISION AND REPORTING

- 12.01 The owner shall maintain all equipment in or on the mobile home park in a clean, safe, and sanitary condition.
- 12.02 The owner shall take adequate steps to exterminate vermin and keep the mobile home park free therefrom.
- 12.03 Every mobile home park shall be kept free of inflammable debris and rubbish at all times.
- 12.04 Fires shall be made only in stoves, incinerators, or other structures designed for that purpose.
- 12.05 The owner shall report the installation of each mobile home or permitted addition, with the exception of skirtings, to the authority having jurisdiction over mobile home parks.

PASSED BY THE COUNCIL on the 29th day of November, 1976.

RECONSIDERED, FINALLY PASSED AND ADOPTED on the 13th day of December, 1976.


M A Y O R


CITY CLERK