

PRICE: \$2.25



CITY OF TERRACE

MOBILE HOME PARK BYLAW NO. 1322-1993

(INCLUDING AMENDING BYLAWS #1445-1995 and #1456-1995)

CONSOLIDATED FOR CONVENIENCE

All persons making use of this consolidated version of City of Terrace Bylaw No. 1322-1993 are advised that it has no legislative sanction; that the amendments have been embodied for convenience of reference only and that the original bylaw must be consulted for all purposes of interpreting and applying the law.

Subsections or sections of the original bylaw and/or amendments which have been repealed have not been included in this consolidation. 1

CITY OF TERRACE
CONSOLIDATED FOR CONVENIENCE
BYLAW NO. 1322-1993
AND AMENDMENTS NO. 1445-1995/1456-1995

**"A BYLAW TO REGULATE MOBILE HOME PARKS WITHIN
THE CITY OF TERRACE."**

WHEREAS Section 734 of the Municipal Act, provides that Council may, for the health, safety and protection of persons and property, regulate construction in the City of Terrace.

NOW THEREFORE the Council of the City of Terrace, in open meeting assembled, enacts as follows:

1. DEFINITIONS:

In this bylaw unless the context otherwise requires:

(1.a) Addition - shall mean any increase in gross floor area.

(1) Building Inspection - shall mean the Director of Permits and Licences or his delegate, or such other person appointed by the City of Terrace Council to administer this bylaw.

(2) City - shall mean the Corporation of the City of Terrace.

(3) Door Shelter - shall mean a roof over an entrance door to a mobile home.

(4) Mobile Home - shall mean a transportable, single or multiple section single family dwelling, of residential occupancy, factory built and certified to conform to CSA Standard Z-240 and amendments thereto.

(5) Mobile Home Park - shall mean a parcel of land on which the installation of two or more mobile homes is permitted.

(6) Mobile Home Space - shall mean the land, in a mobile home park, used or intended to be used for the location of one mobile home, permitted additions and a paved parking space.

Amended by
#1445-1995

(7) **Vestibule** - shall mean a roofed and walled shelter built against a mobile home to protect an entrance from the weather, but not an addition to living space.

2. **SITE AND BUILDING REGULATIONS MOBILE HOME PARKS:**

- (1) Site area minimum - 8,000 square metres
- (2) Site frontage minimum - 36 metres
- (3) Front yard minimum - 6 metres
- (4) side yard minimum - 4 metres
- (5) rear yard minimum - 4 metres
- (6) building height minimum - 6 metres

3. **SITING REGULATIONS FOR MOBILE HOMES AND MOBILE HOME SPACES:**

(1) Site area: a minimum of 325 m² per mobile home space.

(2) Site frontage per mobile home space:

| | |
|---------------------------|---|
| rectangular spaces: | a minimum of 13 metres |
| spaces with a pan handle: | a minimum of 6 metres in the handle |
| wedge shaped spaces: | a minimum of 6 metres at the front of the site and a minimum average width of 13 metres |

(3) Site depth: a minimum of 25 metres per mobile home space

(4) Setbacks for mobile homes in a mobile home park:

- (a) each mobile home shall be no closer than 6 metres to another mobile home;
- (b) each addition to a mobile home shall be no closer than 3 metres to another mobile home or addition;
- (c) each mobile home or addition shall be no closer than 3 metres to any internal road in a mobile home park."

Section
Replaced by
Bylaw #1445-
1995

4. GENERAL REGULATIONS - MOBILE HOME PARKS:

(1) Approval:

- (a) *The location, establishment, construction, alteration, expansion, operation or subdivision of a mobile home park shall be in accordance with this bylaw.*

(2) Servicing:

- (a) *Each mobile home park shall have its own water system supplied with water from the City water distribution system.*
- (b) *Each mobile home park shall have its own sewer system to discharge sewage and waste water into the City sewage disposal system.*

(3) Drainage:

- (a) *Each mobile home park shall be designed to rapidly discharge surface water run-off into the City storm water disposal system or some other system approved by the Director of Engineering for the City of Terrace.*

(4) Buffer Areas:

- (a) *Each mobile home park shall have a buffer area between mobile home spaces and abutting properties, public roads or rights of way, and the bank of any water course or body of water. Buffer areas may be established in front, rear or side yards of mobile home parks.*
- (b) *A mobile home park buffer area shall consist of a landscaped strip of land at least 6 metres wide, or a landscaped berm at least 4 metres wide and 2 metres high, or a decorative fence at least 2 metres high combined with a minimum 4 metre landscaped strip.*
- (c) *No above-ground buildings or structures, except for a fence and a sign, shall be located in a mobile home park buffer area.*

(5) Recreation Facilities:

- (a) *Five percent (5%) of the area of a mobile home park shall be provided and maintained as an area for recreational use, such as playground and picnic area, for the mobile home park occupants.*
- (b) *Recreation areas in a mobile home park shall not include buffer areas, parking areas, roadways, mobile home spaces, storage areas or any building except those especially designed for recreation use.*

(6) Interior Roads:

- (a) *Roads inside a mobile home park that provide access to mobile home spaces shall be surfaced with asphalt and designed to rapidly direct surface storm water run-off into the City storm water disposal system or some other system approved by the Director of Engineering for the City of Terrace.*
- (b) *Access to and from a mobile home park shall have a minimum paved width of 6.7 metres.*
- (c) *Roads within a mobile home park shall have a minimum paved width of 6 metres for two-way roads and 4 metres paved width for one-way roads.*
- (d) *Dead end roads shall end with a paved turning circle with a minimum radius of 12 metres.*
- (e) *Roads inside a mobile home park shall be maintained to a standard set by the plans and specifications approved by Building Inspection.*

(7) Lighting:

- (a) *Street lighting for a mobile home park shall be installed and maintained to illuminate access driveways, internal road intersections, turning circles of dead end roads and any point where internal roads change direction 30 degrees or more.*

(8) Landscaping:

- (a) *All parts of a mobile home park not covered by buildings, structures, parking areas, roadways and mobile home spaces shall be landscaped and maintained to the standard set by the plans and specifications approved by Building Inspection.*

(9) Signs:

- (a) *Signage for a mobile home park shall be according to regulations for Neighbourhood Commercial in City of Terrace Bylaw 1102 and amendments thereto.*

(10) Health & Safety:

- (a) *All mobile home park equipment and installations in or on a mobile home park shall be maintained in a clean, safe and sanitary condition.*
- (b) *Each mobile home park shall, at all times, be kept free of rubbish and inflammable debris.*

5. GENERAL REGULATIONS - MOBILE HOMES AND MOBILE HOME SPACES:

(1) Approval:

- (a) *Any person commencing or continuing any work related to the construction, installation, alteration, or demolition of a mobile home in a mobile home park shall have a valid Building Permit for the work issued by Building Inspection.*
- (b) *Any person occupying or using a mobile home or part of a mobile home in a mobile home park shall have an Occupancy Permit issued by Building Inspection.*

(2) Standard:

- (a) *Each mobile home in a mobile home park and any addition or alteration to a mobile home in a mobile home park shall meet the Canadian Standards Association Standard Z-240.*

(3) Location:

- (a) *Mobile homes shall be located in mobile home parks only, except where City of Terrace Policy R15 applies.*
- (b) *Not more than one mobile home shall be located in each mobile home space.*

(4) Servicing:

- (a) *Each mobile home in a mobile home park shall be supplied with water from the City water distribution system via the mobile home park system.*
- (b) *Each mobile home in a mobile home park shall be located no more than 90 metres from a fire hydrant.*
- (c) *Each mobile home in a mobile home park shall discharge sewage and waste water into the City sewage disposal system via the mobile home park system.*
- (d) *Electrical services to each mobile home and each mobile home space shall be underground.*

(5) Drainage:

- (a) *Each mobile home space in a mobile home park shall be designed to rapidly direct surface storm water run-off into the City storm water disposal system or some other system approved by the Director of Engineering for the City of Terrace.*

(6) Additions to mobile homes in a mobile home park:

- (a) *additions shall require a valid Building and Occupancy Permit;*
- (b) *additions shall not exceed 37m²;*
- (c) *additions shall be designed, constructed and painted or otherwise finished to complement the mobile home."*

6. OFF-STREET PARKING REGULATIONS FOR MOBILE HOME PARKS:

- (1) *Off-street parking in a mobile home park shall be provided at a minimum of 3 paved spaces for every 2 mobile home spaces.*
- (2) *Each mobile home space shall include a minimum of one 3 metre x 7.3 metre off-street paved parking space.*
- (3) *Otherwise off-street parking regulations shall be according to Section 4.19 of the City of Terrace Zoning Bylaw No. 1431-1995.*

*Amended by
#1456-1995*

7. ENFORCEMENT:

- (1) *It shall be unlawful for any person to cause, suffer, or permit the establishment, extension, or operation of a mobile home in a mobile home park in contravention of this bylaw or otherwise to fail to comply with this bylaw.*
- (2) *Any person who violates any provision of this bylaw is guilty of an offence and liable on summary conviction to a fine of not more than five hundred dollars (\$500), and in the case of a continuing offence, to a further fine not exceeding twenty-five dollars (\$25) for each day during which the offence continues.*

8. APPLICATION, PLANS AND SPECIFICATIONS FOR THE ESTABLISHMENT OF A MOBILE HOME PARK

All applications for approval of plans and specifications shall be made in writing to Building Inspection and shall contain:

- (1) *the name and address of the applicant and owner;*
- (2) *the intended use of the land;*
- (3) *the address and the legal description of the land on which the proposed mobile home park is to be established, constructed, altered, or extended;*
- (4) *two full sets of working drawings to scale designed and prepared by a Professional Engineer showing:*
 - (a) *the area dimensions and legal description of the parcel of land;*
 - (b) *the dimensions and location(s) of the buffer area;*
 - (c) *the number, location, dimensions and designation of all mobile home spaces, and location and dimensions of all roadways, the*

owner's residential plot (if any), recreation areas, parking areas, and accessory buildings;

- (d) the location and details of all connections to city water, sanitary sewer and storm drainage;*
- (e) the location and details of electrical services and street lighting;*
- (f) the relationship of the proposed mobile home park to adjacent roads;*
- (g) all water courses or water frontage within or adjacent to the land concerned;*
- (h) a general landscaping plan for the site; and*
- (i) a north arrow and notation of the scales used.*

(5) Additional Application Options:

- (a) Building Inspection may:*
 - i) require a drawing showing the contour of the land and of adjacent lands;*
 - ii) require the applicant to provide additional relevant information, including but not limited to topographic and soil condition data;*
 - iii) conduct inspections and tests in the vicinity of the site of the proposed mobile home park;*

9. APPROVAL AND PERMIT:

- (1)** *No person shall establish, construct, or alter a mobile home park until written approval of detailed plans and specifications is received and a permit issued by Building Inspection.*
- (2)** *Building Inspection shall examine each complete application for a mobile home park permit and shall notify the applicant in writing within 60 days either that the permit is issued or that it is refused. If refused Building Inspection shall, in writing, give reasons for the refusal.*
- (3)** *A mobile home park permit shall permit the establishment of a mobile home park on the land concerned only in compliance with the mobile home park plans and specifications approved by Building Inspection and permit issued.*
- (4)** *If, after the issuance of any permit, the construction authorized is not commenced within 6 months from the date of the permit, or if the work is not carried on continuously, such permit shall be void, and the work*

shall not be again commenced until a new permit has been issued and a new permit fee paid.

10. FEES:

Subsections

(2),(3) & (4)

Deleted by

Amending Bylaw

#1445-1995

(1) *The fee for each mobile home park permit shall be \$250.00.*

11. *Bylaw No. 802-1977 is hereby repealed.*

12. *This bylaw may be cited as "Mobile Home Park Bylaw No. 1322-1993".*

This bylaw is consolidated for convenience only. If discrepancies exist between this consolidation and the original bylaws, the original bylaws shall prevail.

BYLAW #1322-1993 READ a first time this 26th day of April, 1993.

BYLAW #1322-1995 READ a second time this 26th day of April, 1993.

BYLAW #1322-1995 READ a third time this 10th day of May, 1993.

BYLAW #1322-1995 ADOPTED this 25th day of May, 1993.

ORIGINAL SIGNED BY "J. TALSTRA"

Mayor

ORIGINAL SIGNED BY "E.R. HALLSOR"

Clerk-Administrator