

TOWN OF GOLDEN

BY-LAW NO. 565

RESIDENTIAL MOBILE HOME PARKS BY-LAW

A By-law to regulate the establishment, extension, design and servicing of mobile home parks, pursuant to Section 714 of the Municipal Act.

The Council of the Town of Golden in open meeting assembled enacts as follows:

INTERPRETATION AND ADMINISTRATION

Title

1.01 This By-law may be cited as "Town of Golden Mobile Home Parks By-law No. 565, 1982".

Application

1.02 This By-law shall be applicable within the boundaries of the Town of Golden.

Definitions

1.03 In this By-law, unless the context otherwise requires,

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

"approval" means approval in writing;

"buffer area" means the buffer area described in Section 4.08;

"Council" means the Council of the Town of Golden;

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

"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;

"Inspector" means the Building Inspector or such other person appointed by the Council to administer this By-law;

"Medical Health Officer" means the Medical Health Officer appointed under the Health Act for the territorial jurisdiction of the area in which a mobile home park is located;

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

"mobile home area" means that part of a mobile home park used primarily for installed mobile homes, including 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 ancillary buildings;

"mobile home park" means land used or occupied by any person for the purposes of providing spaces for the accommodation of two or more mobile homes and for imposing a charge or rental for the use of such spaces;

"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. It may contain service connections;

"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 Ministry of Health;

"roadway" means an allowance within a mobile home park part or all of which is made suitable for normal vehicular use so vehicles can gain access to abutting spaces;

"utility service building" means a building or structure providing for public utility facilities for water, sewer, electrical, telephone and similar services, established by the municipality, regional district, by another government body or by a company regulated by statute.

Prohibitions

1.04

No person shall

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

Exclusion

1.05

- (1) Subject to section 1.05(2) the provisions of this By-law do not apply to a mobile home park or any part of a mobile home park existing prior to coming into force of this By-law.
- (2) No person shall be compelled to upgrade existing parks to the standards of this By-law; but any upgrading shall not lessen the compliance with the By-law and expansion shall meet By-law provisions.
- (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 By-law 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 3.07 of the By-law.

Administration

1.06

- (1) The Building Inspector or such other person appointed by the Council 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 By-law.

Violation

- 1.07
- (1) It shall be unlawful for any person to cause, suffer or permit the establishment, extension, or operation of a mobile home park in contravention of this By-law or otherwise to contravene or fail to comply with this By-law.
 - (2) It shall be unlawful for any person to prevent or obstruct any official appointed under subsection (1) of section 1.06 from carrying out his duties under this By-law.

Penalty

- 1.08
- (1) Any person who violates any provisions of this By-law is liable on summary conviction to a penalty not exceeding one thousand dollars (\$1,000.00) and also the cost of the prosecution.
 - (2) Each day during which such violation is continued shall be deemed to constitute a new and separate offence.
 - (3) Upon conviction, the 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 he directs.

Severability

- 1.09
- If any section, subsection, sentence, clause, or phrase of this By-law is for any reason held to be invalid by the decision of any court or competent jurisdiction, such decision shall not affect the validity of the remaining portions of this By-law.

MOBILE HOME PARK APPLICATION, APPROVAL AND PERMITApplication
Plans and
Specifications

- 2.01
- All applications for approval of plans and specifications shall be made in writing and shall 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 established, constructed, altered, or extended;
 - (d) 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;
 - (e) two full sets of working drawings to scale showing
 - (1) the area dimensions and legal description of the parcel of land;
 - (ii) the dimensions and location of the buffer area;

- (iii) the number, location, dimensions, and designation of all mobile home spaces, and location and dimensions of all roadways, the owner's residential plot (if any), and, recreation area;
- (iv) the dimensions and location of all ancillary buildings, the owner's residence, and other structures;
- (v) the internal layouts of all service ancillary buildings and other structures, apart from the owner's residence;
- (vi) the location and details of the source of water, treatment plants, water distribution lines and outlets;
- (vii) the location and details of all connections to the sewer, sewer-lines, septic tank(s) and sub-surface disposal field, or other private sewage-treatment plants and disposal methods;
- (viii) the location and details of all on-site garbage and refuse-disposal areas;
- (ix) a north arrow and notation of the scales used;
- (x) a general landscaping plan for the site;
- (xi) all water courses or water frontage within or adjacent to the land concerned;
- (xii) all steep banks or slopes within or adjacent to the land concerned; and
- (xiii) the relationship of the proposed mobile home park to adjacent roads.

Approval and Permit

2.02

- (1) No person shall establish, construct, alter or subdivide a mobile home park until written approval of detailed plans or specifications is received and permit issued by the Inspector.
- (2) Written approval and permit under subsection (1) shall not be given until a sewage disposal permit has been issued, water supply and system and garbage disposal method has been approved by the authority having jurisdiction.
- (3) The Inspector shall examine each complete application for a mobile home park permit and shall notify the applicant in writing within 60 days either that the permit is issued or that it is refused.
- (4) The Inspector may:
 - (a) require the applicant to provide additional relevant information, including but not limited to topographic and soil condition data;
 - (b) conduct inspections and tests in the vicinity of the site of the proposed mobile home park.
- (5) If the issuance of a mobile home park permit is refused, the Inspector shall notify the applicant in writing of the reasons for refusal.

- (6) Applicant may appeal to the Board of Variance with respect to relaxation of provisions within the jurisdiction of the Board of Variance.
- (7) A mobile home park permit shall permit the establishment of a mobile home park on the land concerned only in compliance with the mobile home park plan approved and permit issued.
- (8) If, after the issuance of any permit, the construction authorized thereunder be not commenced within 6 months from the date thereof, or if, after the commencement of a period of 6 months through any cause other than weather conditions, strikes or lockouts, or if the work be not carried on continuously and in a bona-fide manner, such permit shall be void and the work shall not be again commenced until a new permit shall have been issued and fee paid.
- (9) Fees
 - (a) Each initial application for a mobile home park permit submitted shall be accompanied by an application fee of Twenty-five Dollars (\$25.00) for the first mobile home space and Ten Dollars (\$10.00) for each additional mobile home space shown in the mobile home park plan.
 - (b) Each application for renewal of a mobile home park permit shall be accompanied by an application fee of Two Dollars (\$2.00) for each mobile home space shown in the mobile home park plan.
 - (c) The charge for permits for the construction of buildings or structures in the mobile home park shall be the same as specified in the Building By-law in effect in the Town of Golden.
 - (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.
- (10) No application for a mobile home park permit shall be accepted for processing unless it includes all documents, information and fees required in Sections 2.01 and 2.02.

GENERAL PROVISIONS

3.01

- (1) No person shall locate a mobile home or owner's residence except on a well-drained site, is at all times free of stagnant pools, and is graded for rapid drainage.
- (2) (a) Notwithstanding any other provisions of this By-law, no building or structure, excepting fences or signs or water related structures or buildings such as pumphouses and boat-houses shall be constructed, reconstructed, altered, moved or extended, nor mobile homes located, with the underside of the floor system of any area used for habitation, business, or storage of goods damageable by floodwaters, or, in the case of a mobile home, the ground level on which it is located, lower than 0.6 meters above the two hundred year flood level

where it can be determined, or if not, less than 3 meters above the natural boundary of any nearby watercourse or lake, or within 7.6 meters of the natural boundary of the sea and a lake; or within 30 meters of the natural boundary of any nearby watercourse or source of water supply excluding wells.

- (2) (b) Where landfill is used to achieve the required elevation, no portion of the landfill slope shall be closer than the above setback distance(s) from the natural boundary, and the face of the fill slope shall be adequately protected against erosion from floodwaters.
- (c) Provided that with the approval of the Deputy Minister of the Environment, or Designate, these requirements may be reduced.
- (d) For the purposes of this subsection, the following definitions shall apply:

"natural boundary" means the visible highwater 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.

"watercourse" is any natural or man-made depression with well defined banks and a bed 0.6 meters or more below the surrounding land serving to give direction to a current of water at least six months of the year or having a drainage area of 2.5 square kilometers or more or as required by an Official of the Ministry of the Environment of the Province of British Columbia.

- 3.02 All parcels or parts of land included in a mobile home park site shall be contiguous.
- 3.03 The plumbing, electrical and building in any mobile home park, including additions and alterations, shall comply with the by-laws or regulations in force in the territorial jurisdiction in which the mobile home park is situate.
- 3.04 (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.
- (3) Notwithstanding subsection (1) no more than one occupied mobile home for every ten mobile home spaces in a park may be located in a designated storage area.
- 3.05 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.

- 3.06 A copy of the plan required in Section 2.01 (e) and a copy of this By-law shall be posted prominently and permanently in the mobile home park office for the reference of the residents.
- 3.07 In mobile homes located in a mobile home park,
- (a) the installation and maintenance of all oil burners and oil-burning equipment and appliances using inflammable liquids as fuel;
 - (b) the storage and disposal of inflammable liquids and oils;
 - (c) the installation, maintenance, carriage, and use of compressed-gas systems
- shall be in accordance with the regulations of the Fire Marshal Act or the Gas Act as the case may be.
- 3.08 All mobile homes shall meet or exceed the Canadian Standards Association Standard Z-240 or A-277 as the case may be.
- 3.09 All connections to services shall be in accordance with the B.C. Building Code.
- 3.10 Any mobile home located on a space shall be supported by "double blocking".

MOBILE HOME PARK DESIGN AND LAYOUT STANDARDS

General Purpose

- 4.01 The general purpose of these standards/regulations is to ensure the development of mobile home parks in an environment appropriate for residential use.
- 4.02 Within a mobile home park only the following may be located:
- (a) Mobile homes;
 - (b) One dwelling unit for the accommodation of the owner/operator;
 - (c) Recreation areas;
 - (d) Identification signs;
 - (e) Common storage area for the storage of recreational vehicles, boats, etc.
 - (f) Buildings or structures ancillary to the above.

Signs

- 4.03 Subject to the provisions of Sign By-law No. 322 identification signs to a maximum height of 1.8 meters above ground and to a maximum area of 3 square meters may be located at the principal entrance to the site.

Site Area

- 4.04 The minimum site area for the mobile home park shall be 2 hectares.

Density

- 4.05 The maximum density for a mobile home park shall be 20 mobile home units per hectare.

Mobile Home Space/Lot

- 4.06 (1) The minimum area for a mobile home space shall be 325 square meters.

- (2) The minimum frontage of each mobile home space abutting an internal roadway right-of-way shall be 12 meters except in the case of mobile home space abutting a cul-de-sac or a panhandle mobile home space in which cases minimum frontage shall be 6 meters.
- (3) Each mobile home space shall be clearly marked off by suitable means.
- (4) All mobile home spaces shall:
 - (a) be drained properly;
 - (b) be clearly numbered;
 - (c) have a clearly discernable mobile home pad of compacted gravel or surfaced with asphalt or concrete pavement. Mobile home pads shall have a maximum 6% longitudinal and/or 15% cross or crown gradient.

Site Coverage

- 4.07 (1) The mobile home and additions to it, exclusive of a carport, shall not cover more than 35% of the mobile home space upon which it is situated.
- (2) The addition to a mobile home, exclusive of a carport shall not be longer in area than 20% of the floor area of the mobile home.

Buffer Areas

- 4.08 (1) To provide a buffer area, the mobile home spaces shall be located not less than 7.6 meters from that boundary of the park abutting a public street or highway and not less than 4.6 meters from the remaining boundaries of the park. These setbacks/ buffer areas shall be suitably landscaped.
- (2) Within a buffer area
 - (a) no recreation or service areas, except for waterfront recreation or amenity areas, may be located;
 - (b) no mobile home area nor an owner's residential plot may be located;
 - (c) no building or structure may be erected or placed, except a sign, which may only be placed within 7.6 meters 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 land is composed be deposited or removed, except as a part of a recognizable beautification scheme;
 - (f) no vehicle parking area shall be located.
- (3) The only roads permitted in the buffer area are those which cross it as close to right angles as practicable and connect directly with the road system contained within the remainder of the mobile home park. No road shall traverse the buffer area and give direct access from any public highway to any mobile home space.

- (4) Where a mobile home park is separated from neighbouring property by a body of water, then notwithstanding Sections 3.01 or 4.08 (1)
 - (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 7.6 meters of any other boundary.

Setbacks

- 4.09
 - (1) No mobile home shall be located within 6 meters of another mobile home.
 - (2) No part of any mobile home or any addition shall be located:
 - (a) within 1.8 meters of internal access road right-of-way or common parking area;
 - (b) within 1.5 meters of rear and side mobile home space lines.
 - (3) No building or structure shall exceed 7.6 meters in height.

Mobile Homes
per Space/Lot

- 4.10 No more than one mobile home shall be located on a mobile home space.

Groups and
Clusters

- 4.11
 - (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 4.06 (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

- 4.12
 - (1) Skirtings shall be installed within 60 days of installation of a mobile home on mobile home pad and shall have two easily removeable access panels of a minimum width of 1.2 meters, 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 pre-finished so that the design and construction shall complement the main structure.
- (3) Skirting shall have two screen openings, each with minimum area of 0.2 square meters, for the purpose of providing cross ventilation beneath the mobile home.

Permissible
Additions

- 4.13
- (1) No additions to mobile homes are permitted, except
 - (a) carports;
 - (b) shelters against sun or rain (ramadas);
 - (c) vestibules of a maximum size of 3.7 square meters;
 - (d) rooms (cabanas) added to a mobile home; provided that any such added room shall have an exit or access to exit other than through the mobile home, and further, that any such additional room is not used as an exit or access to exit from any mobile home; provided in all cases that the means of egress from the mobile home or additional room is not restricted or diminished by any part of the addition.
 - (2) All attached or accessory structures such as porches, sun rooms, additions and storage facilities shall be factory prefabricated units or of an equivalent quality and shall be painted or pre-finished so that the design and construction shall complement the main structure.
 - (3) All attached or accessory structures shall require a building permit and shall comply with the requirements of the B.C. Building Code.

Parking
(off-roadway)

- 4.14
- (1) One level easily accessible car-parking space shall be provided near each mobile home. In addition, for every 2 mobile homes, one additional parking space shall be provided.
 - (2) Parking spaces shall be free of mud, be graded for proper drainage and be paved or dust free.

Owner's Res-
idential Plot

- 4.15
- (1) An owner's residential plot shall be permitted within a mobile home park if the area of the plot is not less than 325 square meters when the residence is a mobile home unit and 550 square meters when the residence is a conventional dwelling unit.
 - (2) An owner's residence plot shall include sufficient area to provide one off-street parking space for owner's use and minimum of 2 parking spaces for visitors and customers.

Tenant Storage

- 4.16 (1) One storage facility (shed) may be constructed on each mobile home space, provided that:
- (i) it is compatible in appearance with the mobile home;
 - (ii) it is 17 - 25 cubic meters in volume; and,
 - (iii) it does not exceed 2.4 meters in height.

RECREATION AREA

- 5.01 (1) Not less than 5% of the gross site area of the mobile home park shall be devoted to tenant's recreational uses, and shall be provided in a convenient and accessible location. For the purpose of calculating recreational space requirement, any indoor recreational space provided shall be counted as double its actual area.
- (2) The recreation areas shall not include buffer areas, parking areas, ancillary buildings, mobile home spaces, driveways and storage areas.
- (3) In mobile home parks where more than 1000 square meters of recreation space is required, two or more recreational areas may be provided.
- (4) Recreation areas in the mobile home park, except indoor recreation facilities, shall be of a grass or asphaltic surface and shall be properly landscaped.

ACCESS, ROADWAYS AND WALKWAYSAccess

- 6.01 (1) No mobile home park shall be established or extended unless the highway access to the mobile home park is approved by the authority having jurisdiction.
- (2) A second access from a public highway separated by at least 60 meters from the first access, shall be provided to each mobile home park containing 50 or more mobile home spaces.

Roadways

- 6.02 (1) All mobile home spaces, owner's residential plot, storage areas and service buildings as well as other facilities where access is required shall have access by internal street systems.
- (2) Minimum roadway width requirements shall be as follows:
- (a) Access to and from a mobile home park shall have a minimum paved (surfaced) width of 6.7 meters and a right-of-way of 15 meters. No parking shall be allowed on the access road.
 - (b) Collector or distributor roads:
 - (i) with parking on both sides shall have a minimum paved (surfaced) width of 11 meters and a right-of-way of 14 meters.

- (ii) with parking on one side shall have a minimum paved (surfaced) width of 8.5 meters and a right-of-way of 12 meters.
- (iii) with no parking shall have a minimum paved (surfaced) width of 6 meters and a right-of-way of 12 meters.
- (c) Minor roadways:
 - (i) cul-de-sacs and two-way minor roads shall have a minimum paved (surfaced) width of 5 meters and a right-of-way of 12 meters.
 - (ii) one-way minor roads shall have a minimum paved (surfaced) width of 4.3 meters and a right-of-way of 12 meters.
 - (iii) one-way minor roads shall not exceed 150 meters in length.
 - (iv) cul-de-sacs shall not exceed 90 meters in length.
 - (v) parking shall not be permitted on minor roadways except in dust free or paved (surfaced) parking bays.
- (3) All roads in the mobile home park shall be paved (surfaced), well drained and maintained.
- (4) Dead end roads and cul-de-sacs shall have a turning circle right-of-way at the dead end with a radius of at least 12 meters.
- (5) Roads shall be adapted to the topography, and shall have suitable gradient for safety of traffic.
- (6) A mobile home park which adjoins, abuts or faces an area in which curbs, gutters and piped storm drainage are required shall have curbs, gutters and piped storm drainage installed.

ANCILLARY BUILDINGS

7.01

Ancillary buildings shall

- (a) conform to the B.C. Building Code;
- (b) be located at least 4.6 meters from any mobile home space;
- (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;
- (f) where toilet facilities are required, separate facilities for males and females shall be provided.

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 working pressure of 200 kpa or not over a maximum working pressure of 350 kpa at all outlets. Such a water system shall be designed in accordance with the plumbing regulations

←
*Plumbing
Code.*

or with the by-laws or regulations in force in the territorial jurisdiction in which the park is situate.

- 8.02 Potable water shall be distributed to
- (a) each ancillary building, if required;
 - (b) each mobile home space;
 - (c) stand pipes or hydrants, if required;
 - (d) all hose bibs.
- 8.03 Water shall not be distributed to any terminal from which the water would not be intercepted by an approved sewage fixture, excepting hose bibs, stand pipes and hydrants.
- 8.04 Each water distribution branch-line serving a mobile home space shall have a minimum diameter of 18 millimeters.

SEWAGE 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 sewage system connected to all plumbing fixtures and sewage laterals in the mobile home park.
- This sewage system shall be designed in accordance with the plumbing regulations or with the corresponding by-laws or regulations in force in the territorial jurisdiction in which the park is situate.
- 9.02 In each mobile home space a lateral sewer terminus shall be gas tight, protected from mechanical damage and protected from storm water infiltration.
- 9.03 All outdoor vents where required shall extend 2 meters above the surrounding grade. Outdoor vents shall be securely fastened to a 90 millimeter-by-90 millimeter minimum wood-preserved-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 45 degrees. All outdoor cleanouts shall be cast iron 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 services a mobile home and is designed and installed for use as a cleanout point.
- 9.05 For the purpose of determining pipe sizes, each mobile home space shall be considered as having a hydraulic load of 8 fixture units.

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 system to discharge into a public or into a private sewage disposal system. The

design and installation of a private sewage disposal system shall conform to the requirements of the Health Act or the Pollution Control Act as the case may be.

GARBAGE DISPOSAL

- 11.01
- (1) The owner of a mobile home park shall dispose or arrange for disposal of garbage or refuse.
 - (2) If the owner of a mobile home park establishes one or more depots within the park for the collection of garbage and refuse he shall
 - (a) provide fly-tight metal containers in ample number;
 - (b) maintain the containers so that they shall not become foul-smelling, unsightly, or a breeding place for flies.
 - (3) If garbage is to be disposed of on the site, the methods and locations shall be in accordance with the Pollution Control Act.

FIRE HYDRANTS

- 12.01
- Fire hydrants meeting the requirements of the municipality shall be installed and connected to the internal water supply of a mobile home park such that no mobile home space is beyond 120 meters from a fire hydrant, as measured along the internal and/or external roadway system.

STREET LIGHTING

- 13.01
- Street lighting shall be installed and maintained to adequately illuminate the travelled portion of the roadway at the following locations:
- (1) The intersection of access roads and public highways;
 - (2) All internal intersections;
 - (3) The turning circle of cul-de-sacs;
 - (4) Any point at which an internal roadway changes direction 30 degrees or more.

SUPERVISION AND REPORTING

- 14.01
- The owner shall maintain all park equipment in or on the mobile home park in a clean, safe, and sanitary condition.
- 14.02
- Every mobile home park shall be kept free of inflammable debris and rubbish at all times.
- 14.03
- Fires shall be made only in stoves, incinerators, or other structures designed for that purpose.
- 14.04
- The owner shall report the installation or replacement of permitted additions in the mobile home park, with the exception of skirtings, to the authority having jurisdiction over the mobile home parks.

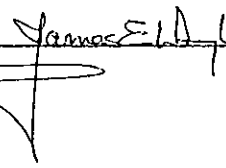
14.05 The tenant shall first obtain a letter of permission from the park operator and then a building permit before commencement of construction of additions, including separate buildings or structures on a mobile home space.


READ A FIRST TIME this 7th day of December , 19 81.

READ A SECOND TIME this 7th day of December , 19 81.

READ A THIRD TIME this 7th day of December , 19 81.

RECONSIDERED AND ADOPTED this 17th day of May , 1982.

MAYOR: 

CLERK: 

ADDENDUM

The Ministry of Municipal Affairs and Housing has prepared this summary of the estimated costs of developing mobile home spaces to acquaint prospective developers, municipal officials and others concerned with mobile home parks, of the cost elements of site development.

SUMMARY OF ESTIMATED SERVICING COSTS PER MOBILE HOME SPACE (a)

<u>Item of Work</u>	<u>Minimal</u>	<u>Deluxe</u> (b)
Clearing	\$ 187	\$ 187
Site Information	100	100
Servicing - Sanitary	579	579
Water	593	593
Surface Drainage	229	-
Underground Drainage	-	866
Road	963	963
Utilities - Overhead	256	-
Utilities - Underground	-	1804
Legal Survey	62	62
Support Pad	120	573
Driveway	120	328
Engineering	800	1000
Landscaping	-	500
SUBTOTAL	\$ 4009	\$ 7555
Contingency	791	945
TOTAL	\$ 4800	\$ 8500

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- (a) Based on prices in effect at Victoria in March, 1977, for a large development of mobile home spaces 13.7 meters wide on easily developable sites.
- (b) Deluxe means a development including curbs, gutters, underground storm drainage, underground wiring with ornamental street lighting, concrete support pad and driveway, and extensive landscaping. Minimal development eliminates these features or uses lower cost alternatives.
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Costs of development will vary from these estimates, depending on the size of development, its location in the Province, and site conditions. For instance, a large mobile home park will likely have a lower cost per space than a smaller development; and it is to be expected that costs will be higher in remote areas than in the metropolitan areas.

Differences in construction costs between various centres in B.C. have been indexed in a study prepared for the Ministry of Economic Development. This index, reproduced below, can be used in combination with the cost estimate summary to determine the expected cost of any development item in each of the various centres.

Construction Cost Index

<u>AREA</u>	<u>RELATIVE COST INDEX</u>
Lower Mainland Area	1.0
Fort Nelson	1.4 - 1.8
Chetwynd	1.4 - 1.7
Dawson Creek	1.5 - 1.5
Prince George	1.0
Vanderhoof, Fraser Lake, Ft. St. James	1.1
Kamloops	0.8
Cache Creek, Clinton, Ashcroft	0.9
Fernie, Elkford Sparwood	1.1
Port Hardy	1.4 - 2.0
Bella Coola	1.6 - 2.0

MOBILE HOME PARKS (AMENDMENT) BY-LAW NO. 594, 1983

1. This By-Law may be cited as the "Town of Golden Mobile Home Parks (Amendment) By-Law No. 594, 1983".
2. The "Town of Golden Mobile Home Parks By-Law No. 565, 1982" is hereby amended as follows:
 - a) Subsection 1.05(1) is hereby rewritten to read:
 "Subject to section 1.05(2) and 4.04, the provisions of this By-Law apply to new mobile home parks and to any expansion or extension of a mobile home park existing prior to May 17, 1982."
 - b) Subsection 1.05(2) is hereby rewritten so that the wording before the semicolon reads:
 "Except as provided in section 1.05(1) and 4.04, no person shall be compelled to upgrade to the standards of this By-Law any mobile home park existing prior to May 17, 1982."
 - c) Section 4.04 is hereby rewritten to read:
 "Except where an owner upgrades to the standards of this By-Law, any mobile home park existing prior to May 17, 1982, the minimum site area for any mobile home park shall be 2 ha."
3. This By-Law is in effect from the date of its adoption.

READ a First Time, this the 20th day of April, 1983.
 READ a Second Time, this the 20th day of April, 1983.
 READ a Third Time, this the 20th day of April, 1983.
 RECONSIDERED AND ADOPTED, this the 2nd day of May, 1983.

MAYOR James E. L. CLERK/ADMINISTRATOR [Signature]

Certified a true and correct copy of
 By-Law No. 594, 1983, this ____ day of
 _____, 19 ____.

 CLERK/ADMINISTRATOR