

THE CORPORATION OF THE
VILLAGE OF FORT ST. JAMES

BYLAW NO. 554

RESIDENTIAL MOBILE HOME PARKS BYLAW

A BYLAW TO REGULATE THE CONSTRUCTION AND LAYOUT OF MOBILE HOME PARKS AND TO
REQUIRE THAT THOSE PARKS BE PROVIDED WITH THE FACILITIES SPECIFIED IN THE BYLAW
PURSUANT TO SECTION 734 OF THE *MUNICIPAL ACT*.

The Council of the Village of Fort St. James, in open meeting assembled, enacts as follows:

INTERPRETATION AND ADMINISTRATION

Title

- 1.01 This Bylaw may be cited as "Fort St. James Mobile Home Parks Bylaw No. 554".

Application

- 1.02 This Bylaw shall be applicable throughout the Village of Fort St. James.

Definitions

- 1.03 In this Bylaw, unless the context otherwise requires,
- "*Ancillary Buildings*" means a building for the common use of the tenants of the Mobile Home Park and includes recreation buildings, laundry and other service facilities;
- "*Approval*" means approval in writing;
- "*Buffer Area*" means the buffer area required under Section 4.07;
- "*Council*" means the Council of the Village of Fort St. James;
- "*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 Bylaw;
- "*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 space;

"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;

"Owner's Residential Plot" means an area of land within the Mobile Home Park provided for the location of one dwelling unit used solely for the accommodation of the Owner or operator of the 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;

"Storage Area" means a common Storage Area for the storage of recreation vehicles, boats and other similar things owned and used by the Owner or an occupier of a Mobile Home located upon a Mobile Home Pad;

"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 bylaw.

Exclusion

- 1.05 Existing Mobile Homes that do not meet current 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 and MH Series M86 standards with respect to electrical service and if the gas and heating systems are in accordance with Section 3.07 of the Bylaw.

Administration

- 1.06 (1) The Clerk or such other person appointed by the Council shall administer this Bylaw.
- (2) Persons appointed under subsection (1) may enter any Mobile Home Park at all reasonable times to ascertain whether the regulations of this Bylaw are being observed.

Violation

- 1.07 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.

Penalty

- 1.08 Any person who violates any provisions of this Bylaw is liable on summary conviction to a penalty not exceeding TWO THOUSAND (\$2,000.00) DOLLARS, and also the cost of the prosecution.

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 applicants 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 locations 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
 - (i) 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 Homes 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 Utility 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;
- (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 Clerk.
 - (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 Clerk 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) Applicant may appeal to the Board of Variance with respect to relaxation of provisions within the jurisdiction of the Board of Variance.
 - (5) 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.

- (6) Work authorized by a Mobile Home Park permit shall be commenced within six (6) months of the issuance of the permit and shall be carried out continuously and as quickly as possible. If the work is not commenced within six (6) months or is not completed in one (1) year then the permit shall lapse and be void and no work shall be carried out on the Mobile Home Park until a new permit has been issued under this Bylaw.
- (7) Fees
 - (a) Each application for a Mobile Home Park permit submitted shall be accompanied by an application fee of TWENTY-FIVE (25.00) DOLLARS for the first Mobile Home Space and TEN (\$10.00) DOLLARS for each additional Mobile Home Park plan.
 - (b) 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 Village of Fort St. James.
 - (c) 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.
- (8) 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 that is at all times free of stagnant pools, and is graded for rapid drainage.
- (2) (a) Notwithstanding any other provisions of this Bylaw, no building or structure, excepting fences or signs or water related structures or buildings such as pumphouses and boathouses shall be constructed, reconstructed, altered, moved or extended, nor Mobile Home 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 .6 metres above the two hundred year flood level where it can be determined, or if not, less than three (3) metres above the Natural Boundary of a Watercourse or a lake; or within thirty (30) metres of the Natural Boundary of any nearby Watercourse or source of water supply excluding wells.
- (b) Where landfill is used to achieve the required elevation, no portion of the landfill slope shall be closer than the setback distance(s) from the Natural Boundary, and the face of the fill slope shall be adequately protected against erosion from floodwaters.
- (c) For the purposes of the subsection, the following definitions shall apply:

"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.

"*Watercourse*" is any natural or manmade depression with well defined banks and a bed two feet 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 at least 2.5 square kilometres.

- 3.02 All parcels 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 bylaws or regulations in force in the Village of Fort St. James, including, without restricting the generality of the foregoing, the British Columbia Building Code.
- 3.04 (1) No Mobile Home shall be located elsewhere in a Mobile Home Park than on a mobile space on a Mobile Home Pad.
- (2) No more than one Mobile Home shall be located in a Mobile Home Space.
- (3) Notwithstanding sub-section (1) no more than one unoccupied Mobile Home for every ten (10) 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 Bylaw 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 equipping 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 Services Act* or the *Gas Safety Act* as the case may be.
- 3.08 All Mobile Homes shall meet or exceed the current Canadian Standards Association Standard Z-240, MH Series M86 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

Permitted Uses

- 4.01 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;
 - (g) Service buildings containing facilities strictly for the use of residents of Mobile Homes in the Mobile Home Park including, but not limited to, washers and dryers.

Signs

- 4.02 Identification signs to a maximum height of 1.8 metres above ground and to a maximum area of 3 square metres may be located at the principal entrance to the site.

Site Area

- 4.03 The minimum site area for the Mobile Home Park shall be two (2) hectares.

Density

- 4.04 The maximum density for a Mobile Home Park shall be twenty (20) Mobile Home Spaces per hectare.

Mobile Home Space/Lot

- 4.05
- (1) The minimum area for a Mobile Home Space shall be 325 square metres.
 - (2) The minimum frontage of each Mobile Home Space abutting an internal Roadway shall be 12 metres except in the case of a Mobile Home Space abutting a cul-de-sac in which cases minimum frontage shall be 6 metres.
 - (3) Each Mobile Home Space shall be clearly marked off by steel corner posts.
 - (4) All Mobile Home Spaces shall:
 - (a) be drained properly;
 - (b) be clearly numbered;
 - (c) have a clearly discernable Mobile Home Pad consisting of a concrete slab on grade or pier type foundations. Mobile Home Pads shall have a minimum 6%

longitudinal and/or 15% cross or crown gradient.

Site Coverage

- 4.06
- (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 larger in area than 20% of the Floor Area of the Mobile Home.

Buffer Areas

- 4.07
- (1) To provide a Buffer Area, the Mobile Home Spaces shall be located not less than 7.06 metres from that boundary of the Mobile Home Park abutting a public street or highway and not less than 4.6 metres from the remaining boundaries of the park. These setbacks/Buffer Area shall be landscaped with grass and trees.
 - (2) Within a Buffer Area no person shall locate:
 - (a) a recreation service or service areas, except for waterfront recreation or amenity areas;
 - (b) a Mobile Home Area nor an Owner's Residential Plot;
 - (c) a building or structure, except a sign, which may only be placed within 25 feet of any highway and a fence and a wall;
 - (d) a garbage disposal area and part of any private sewage disposal system, other than such parts of such system as may be underground;
 - (e) except where danger is involved, no planted material may be removed nor may any substance of which land is composed be deposited or removed, except as a part of a beautification scheme;
 - (f) a vehicle parking area.
 - (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 metres of any other boundary.

Set backs

- 4.08
- (1) No Mobile Home shall be located within 6 metres of another Mobile Home.

- (2) No part of any Mobile Home or any addition shall be located:
 - (a) within 1.8 metres of internal access road Right-of-Way or common parking area;
 - (b) within 1.5 metres of rear and side Mobile Home Space lines.
- (3) No building or structure shall exceed 7.6 metres in height.

Mobile Homes per Space/Lot

4.09 No more than one Mobile Home shall be located on a Mobile Home Space.

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 4.06 (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

- 4.11 (1) Skirtings shall be installed within sixty (60) days of installation of a Mobile Home on Mobile Home Pad and shall have two easily removable access panels of a minimum width of 1.2 metres, one providing access to the area enclosed by the skirting for inspection 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 .2 square metres for the purpose of providing cross ventilation beneath the Mobile Home.

Permissible Additions

- 4.12 (1) No additions to Mobile Homes are permitted, except
 - (a) carports;
 - (b) shelters against sun or rain;
 - (c) vestibules or a maximum size of 3.7 square metres;
 - (d) rooms 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 refinished so that the design and construction shall complement and 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)

- 4.13 (1) One level easily accessible car parking space shall be provided near each Mobile Home. In addition, for every two (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 Residential Plot

- 4.14 (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 metres when the residence is a Mobile Home unit and 550 square metres when the residence is a conventional dwelling unit.
- (2) An Owner's Residential Plot shall include sufficient area to provide one off street parking space for Owner's use and minimum if two (2) parking spaces for visitors and customers.

Tenant Storage

- 4.15 (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 square metres in area; and
 - (iii) it does not exceed in 2.4 metres 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 metres 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 WALKWAYS

Access

- 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 Village of Fort St. James.
 - (2) A second access from a public highway separated by at least 60 metres from the first access, shall be provided to each Mobile Home Park containing fifty (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 Roadway 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 6.68 metres and a Right-of-Way of 15 metres. 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 metres and a Right-of-Way of 14 metres.
 - (ii) with parking on one side shall have a minimum paved (surfaced) width of 8.5 metres and a Right-of-Way of 12 metres.
 - (iii) with no parking shall have a minimum paved (surfaced) width of 6 metres and Right-of-Way of 12 metres.
 - (c) Minor Roadways:
 - (i) cul-de-sacs and two way minor roads shall have a minimum paved (surfaced) width of 5 metres and Right-of-Way of 12 metres.
 - (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 metres.
 - (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 metres 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 and maintain a water supply system to furnish constant supply of Potable Water that is under a minimum working pressure of 200 kilopascals or not over a maximum working pressure of 350 kilopascals at all outlets. Such a water system shall be designed in accordance with the plumbing bylaws or regulations in force in the Village of Fort St. James.
- 8.02 Potable Water shall be distributed to:
- (a) each Ancillary Building, if required;
 - (b) each Mobile Home Pad;
 - (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 should 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 millimetres,

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 systems in the Mobile Home Park.
- The sewage system shall be designed in accordance with the plumbing bylaws or regulations in force in the Village of Fort St. James.
- 9.02 In each Mobile Home Pad the 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 metres above the surrounding grade. Outdoor vents shall be securely fastened to a 90 millimetre by 90 millimetre minimum wood preservative treated cedar post securely embedded in the ground or have equivalent support.
- 9.04 A cleanout shall be installed wherever a sewerline changes direction more than 45 degrees. All outdoor cleanouts shall be cast iron and 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 or 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 hydraulic load of eight (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 *Waste Management Act* as the case may be and shall be maintained as required by law.

GARBAGE DISPOSAL

- 11.01 (1) The Owner of a Mobile Home Park shall provide for disposal of garbage or refuse.
- (2) If the Owner of 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 *Waste Management Act*.

FIRE HYDRANTS

- 12.01 Fire hydrants or standpipes meeting the requirements of the Municipality shall be installed and maintained and connected to the internal water supply of a Mobile Home Park such that no Mobile Home Space is beyond 120 metres from a fire hydrant or standpipe, 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 the park equipment in or on the Mobile Home Park in a clean, safe and sanitary condition.
- 14.02 Every Mobile Home 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 Building Inspector.
- 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.

REPEAL

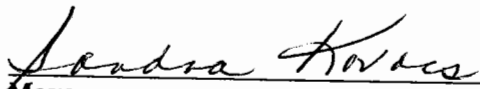
- 15.0 Fort St. James Mobile Home Parks Bylaw No. 258, 1978 is hereby repealed.

READ A FIRST TIME THIS 19th day of May, 1993.

READ A SECOND TIME THIS 19th day of May, 1993.

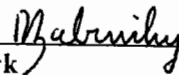
READ A THIRD TIME THIS 19th day of May, 1993.

RECONSIDERED AND FINALLY ADOPTED THIS 2nd day of June, 1993.

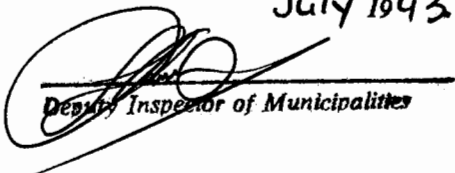

Mayor


Clerk

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF BYLAW NO. 554


Clerk

A true copy of By-Law No. 554
registered in the office of the Inspector
of Municipalities this 23rd day of
July 1993


Deputy Inspector of Municipalities