

PEACE RIVER REGIONAL DISTRICT

BY-LAW NO. 816, 1992

MANUFACTURED HOME PARKS BY-LAW

A by-law to regulate the construction and layout of manufactured home parks, pursuant to the Province of B.C. Municipal Act.

The Regional Board of the Peace River Regional District (the Regional District), in open meeting assembled, enacts as follows:

**INTERPRETATION AND ADMINISTRATION**

Title

- 1.01 This by-law may be cited as "Manufactured Home Parks By-Law No. 816, 1992".
- 1.02 "Peace River-Liard Regional District Mobile Home Parks By-Law No. 191, 1979" is hereby repealed.

Application

- 1.03 This by-law shall apply to all Electoral Areas of the Regional District in which Building Inspection is offered as an extended service.

Definitions

- 1.04 In this by-law, unless the context otherwise requires:

**"addition"**

means a structure or thing permitted by Section 3.01 of the by-law;

**"Buffer area"**

means the **buffer area** described in section 3.09;

**"common parking space"**

means a parking space for the use of any visitor to a **manufactured home park**;

**"Floor area"**

means the area of a **manufactured home** that is occupied or intended for occupancy;

**"Frontage"**

means that portion of a **manufactured home space** that directly abuts a roadway;

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**"Inspector"**

means the Building Inspector or other such person appointed by the Regional Board to administer this by-law;

**"Manufactured home"**

means any structure containing one single-family dwelling whether ordinarily equipped with wheels or not that is designed, constructed, or manufactured to be moved from one place to another by being towed or carried but does not include travel trailers, campers, or other vehicles which are exempt from the provisions of the Manufactured Home Act;

**"Manufactured home pad"**

means that portion of a **manufactured home space** designed and prepared for the support of a **manufactured home**;

**"Manufactured home park"**

means a parcel of land upon which are located three or more **manufactured homes** but does not include:

- (a) a parcel on which every occupied **manufactured home** is more than 30 metres from:
  - (i) a parcel boundary line, and
  - (ii) another **manufactured home** on the same parcel; and
- (b) the storage of unoccupied **manufactured homes** on the parcel.

**"Manufactured home park plan"**

means a scaled drawing showing the location of **manufactured home spaces**, roadways, utility services, **buffer areas**, recreation facilities, buildings and structures in a **manufactured home park**;

**"Manufactured home space"**

means an area of land within the **manufactured home park** designated in a **manufactured home park plan** for the installation of one **manufactured home** or **operator's residence** with permissible additions;

**"Operator"**

means a person resident in a **manufactured home park** who owns, operates or is responsible for the day-to-day operations of the **manufactured home park**;

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**"Operator's residence"**

means a dwelling located in a **manufactured home park** that is provided pursuant to Section 3.06 of this by-law;

**"Potable water"**

means water which is approved for drinking purposes pursuant to the Health Act;

**"Regional Board"**

means the Board of Directors of the Peace River Regional District;

**"Roadway"**

means the roadway established pursuant to Section 5.02 of this by-law;

Prohibitions

1.05 No person shall:

(a) locate, establish, construct, alter, extend, or operate a **manufactured home park**,  
or

(b) cause or allow a **manufactured home** to be located in a **manufactured home park**

in contravention of this by-law.

Exclusion

1.06 No person shall be compelled to upgrade existing manufactured home parks to the standards of this by-law, but any alteration or addition to a **manufactured home park** shall comply with the requirements of this by-law.

Administration

1.07 The **Inspector** is authorized to enter between 0700 hours and 1900 hours on any day on any parcel that is subject to this by-law to ascertain whether the regulations or directions under this by-law are being observed.

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Violation

1.08 Every person who:

- (a) violates any of the provisions of this by-law;
- (b) causes any act or thing to be done in contravention or violation of any of the provisions of this by-law;
- (c) prevents or obstructs or attempts to prevent or obstruct the authorized entry of an officer on property pursuant to this by-law;

commits an offence under this by-law.

Penalty

- 1.09 (1) Every person who commits an offence under this by-law is liable on summary conviction to a fine not exceeding two thousand dollars (\$2,000) and the costs of prosecution.
- (2) Each day's continuance of an offence under this by-law constitutes a new and distinct offence.

Severability

- 1.10 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 of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.

**GENERAL PROVISIONS**

- 2.01 No person shall locate a **manufactured home** or **operator's** residence on a site that is not a well-drained and free at all times of stagnant pools of water.
- 2.02 No **manufactured home** shall be located elsewhere in a **manufactured home park** other than on a **manufactured home space**.
- 2.03 A copy of the **manufactured home park plan** and a copy of this by-law shall be available for inspection by the residents of the **manufactured home park** at the **operator's** residence.
- 2.04 Every **manufactured home** in a **manufactured home park** shall be supported by concrete foundations or by double blocking, consisting of a system of support blocking in which blocks of alternate courses are placed at 90° to one another.

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## DESIGN AND LAYOUT STANDARDS

### Permissible Additions

- 3.01 Subject to Section 3.04, the following additions may be situated on a **manufactured home space** in addition to a **manufactured home**:
- (a) a carport;
  - (b) a garage;
  - (c) a patio;
  - (d) a sundeck;
  - (e) a shelter to protect the manufactured home against sun, snow or rain;
  - (f) rooms to a **manufactured home**, with an exit or an access through a door or window other than through the **manufactured home**;

### Site Area

- 3.02 The minimum site area for the **manufactured home park** shall be 1.8 hectares.

### Manufactured Home Space

- 3.03 (1) The minimum area for a **manufactured home space** shall be 400 square metres.
- (2) The minimum frontage of each **manufactured home space** abutting a **roadway** shall be 12 metres except in the case of a **manufactured home space** abutting a cul-de-sac or a panhandle, in which case the minimum frontage shall be 6 metres.
- (3) Each corner of the **manufactured home space** shall be clearly identified by a post not less than 50 cm above grade.
- (4) All **manufactured home spaces** shall:
- (a) be clearly numbered; and
  - (b) have a clearly discernible **manufactured home pad** of compacted material suitable to support **manufactured home** blocking or foundation.

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Site Coverage

- 3.04 (1) The **manufactured home** and additions to it permitted under Section 3.01(b) and (f), shall not cover more than forty percent (40%) of the **manufactured home space** upon which it is situated.
- (2) All additions to a **manufactured home** permitted under Section 3.01(b) and (f), shall not in total be larger in area than fifty percent (50%) of the **floor area** of the **manufactured home**.

Manufactured Homes per Space

- 3.05 No more than one (1) **manufactured home** shall be located on a **manufactured home space**.

Operator's Residential Space

- 3.06 (1) A **manufactured home space** for an operator shall be permitted within a **manufactured home park** if the area of the space is not less than 400 square metres when the residence is a **manufactured home unit** and 550 square metres when the residence is not a **manufactured home**.
- (2) An **operator's manufactured home space** shall contain at least three parking spaces for use by visitors to and residents of the **manufactured home park**.

Setbacks

- 3.07 (1) No **manufactured home** including additions or an **operator's residence** shall be located within 4.5 metres of another **manufactured home** or additions;
- (2) No part of any **manufactured home** or any addition shall be located:
- (a) within 3 metres of a **roadway** or common parking space;
  - (b) within 1.5 metres of rear and side edges of a **manufactured home space**; or
  - (c) within 3 metres of the rear edge of a **manufactured home space** when two **manufactured home spaces** abut one another in the rear.

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Skirting

- 3.08 (1) Skirting shall be installed within 60 days of installation of a **manufactured home** on a **manufactured home space** and shall have two easily removable access panels, each with a minimum width of 1.2 metres and a minimum height of 0.5 metres. One access panel shall be located to provide easy access to utility services located under the **manufactured home**.
- (2) Skirting shall have two screen openings, each with a minimum area of 0.2 square metres.

Buffer area

- 3.09 (1) All parcels upon which the **manufactured home park** is located shall have a buffer area with a minimum horizontal distance of 7.5 metres from the boundaries of the parcel and any **roadway** within the parcel upon which the following shall not be located:
- (a) recreation or service areas;
  - (b) any **manufactured home space** or an **operator's residence**;
  - (c) solid waste collection areas;
  - (d) septic field or sewage lagoon;
  - (e) common parking space.
- (2) The only **roadways** permitted in the **buffer area** are those which provide direct access to the **roadways** contained within the remainder of the **manufactured home park**. No **roadway** shall traverse the **buffer area** and give direct access to any highway from any **manufactured home space**.
- (3) Notwithstanding Section 3.09(1)(a), where a parcel on which a **manufactured home park** is located is separated from another parcel by a permanent body of water, the **manufactured home park** boundary shall be deemed to be the centre line of that body of water.

Parking (Off-roadway)

- 3.10 (1) Two (2) parking spaces for motor vehicles shall be provided on each **manufactured home space**. In addition, for every four (4) **manufactured home spaces**, one (1) common parking space shall be provided.
- (2) Parking spaces shall be level and graded to provide drainage to prevent surface water accumulation and have a durable surface.

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## RECREATION AREA

### Parks and Playgrounds

- 4.01 (1) Not less than 5% of the gross site area of the **manufactured home park** shall be for recreational uses by the residents as provided in this Section.
- (2) For the purpose of calculating recreational space requirements in Sub-Section (1), any indoor recreational space provided shall be counted as double its actual area.
- (3) An outdoor recreation area in the **manufactured home park** shall have at least fifty percent (50%) of its area covered with grass, other landscaping or asphaltic surface.
- (4) That part of a **manufactured home park** occupied by **buffer areas, manufactured home spaces and roadways**, shall not be included in the calculation of recreation spaces pursuant to Sub-Section (1).

## ACCESS AND ROADWAYS

### Access

- 5.01 Every **manufactured home park** having at least 50 (fifty) **manufactured home spaces** shall have at least 2 points of access for motor vehicles to a highway, with the access points to be separated by at least 60 (sixty) metres.

### Roadways

- 5.02 (1) All **manufactured home spaces** shall have access to a **roadway**.
- (2) The minimum **roadway** width requirements in the **manufactured home park** are as follows:
- (a) **roadways** for access to and from the **manufactured home park** may not be less than 15 metres wide, with a minimum surfaced width of 7 metres;
- (b) **roadways**
- (i) with parking on both sides shall have a minimum surfaced width of 11 metres and a **roadway** of 15 metres;
- (ii) with parking on one side shall have a minimum surfaced width of 8.5 metres and a **roadway** of 12 metres; and
- (iii) with no parking shall have a minimum surfaced width of 7 metres and a **roadway** of 12 metres.

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- (3) Every **roadway** in the **manufactured home park** shall be well drained, and have a durable surface.
- (4) Cul-de-sacs shall have a turning circle at the termination point with a minimum radius of 12.75 metres.
- (5) No **roadway** shall have a grade in excess of ten percent (10%).

#### WATER SYSTEM

- 6.01 Each **manufactured home park** shall have a community water supply and distribution system designed, fabricated and installed in accordance with this by-law and enactments of the Province of British Columbia.
- 6.02 Where a waterworks system is in place pursuant to Section 6.01, **potable water** shall be supplied to:
  - (a) each building containing plumbing fixtures;
  - (b) each **manufactured home space**;
- 6.03 Water shall not be distributed to any terminal from which the water would not be intercepted by a sewage fixture, except for hose bibs, standpipes, and hydrants.
- 6.04 Where a **manufactured home park** is connected to a municipal water supply system, standpipes, hydrants and hose bibs shall be provided.
- 6.05 A back-flow preventer shall be installed on each water distribution branch-line serving each **manufactured home**. Each back-flow preventer shall be within one metre of the outlet valve and shall be adequately protected from frost.

#### SOLID WASTE COLLECTION

- 7.01 (1) The **operator** of a **manufactured home park** shall collect or arrange for collection of solid waste generated on the **manufactured home park**.
- (2) Where the **operator** of a **manufactured home park** establishes one or more points for collection of solid waste, the **operator** shall:
  - (a) provide fly-tight containers;
  - (b) maintain the containers so that they do not become foul-smelling, unsightly, or a breeding place for flies.

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**ROADWAY LIGHTING**

8.01 Roadway lighting shall be installed and maintained to adequately illuminate the travelled portion of the roadway an average horizontal illumination of 3 lux with a uniformity ratio of 6:1 (average to minimum illumination with a maintenance factor of 0.9).

READ A FIRST TIME this 17th day of September, 1992.

READ A SECOND TIME this 8th day of October, 1992.

READ A THIRD TIME this 13<sup>th</sup> day of May, 1994.

Public Notification pursuant to Section 817.1(2) of the Municipal Act on the \_\_\_\_\_ day of \_\_\_\_\_, 1994.

RECONSIDERED, FINALLY PASSED AND ADOPTED this 10<sup>th</sup> day of June, 1994.

CERTIFIED a true and correct copy of "Manufactured Home Parks By-Law No. 816, 1992".

THE CORPORATE SEAL of the Peace River Regional District was hereto affixed in the presence of:

Moray Stewart  
Moray Stewart, Administrator

Joe Judge  
Joe Judge, Chairman

{BY-LAW.REG{BL-816.MHP}}

Moray Stewart  
Moray Stewart, Administrator