



DISTRICT OF BARRIERE

Mobile Home Parks Bylaw No. 236

District of Barriere
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DISTRICT OF BARRIERE

BYLAW NO. 236

A BYLAW TO REGULATE MOBILE HOME PARKS

WHEREAS the *Local Government Act* enables regulations that apply to the construction and layout of mobile home parks and the provision of facilities therein;

NOW THEREFORE the Council of the District of Barriere, in open meeting assembled, enacts as follows:

1.0 **TITLE & REPEAL**

1.1 This Bylaw may be cited as the "Mobile Home Parks Bylaw No. 236".

1.2 "Thompson-Nicola Regional District Mobile Home Parks Bylaw No.1949, 2003" and all amendments thereto are hereby repealed.

2.0 **DEFINITIONS**

Words or phrases defined in the *Interpretation Act*, *Local Government Act* or *Community Charter* shall have the same meaning when used in this Bylaw, unless defined in this Bylaw or unless the context otherwise requires. Unless otherwise stated, and notwithstanding the case used or whether in italics, when words or phrases that are defined in this section of this Bylaw are used in the body or schedules of this Bylaw, they have the meaning ascribed to them as set out in this section:

ACCESS ROADWAY means the segment of road providing vehicle and pedestrian access from a fronting public highway through the *perimeter buffer area* and linking to a *collector roadway*.

ACCESSORY BUILDING means a building for the common use of the residents of a *MHP*, or a building accommodating utility infrastructure, such buildings include without limitation, recreation buildings, laundry facilities, utility service building, and other service facilities, but excludes any building or structure upon a *MH Space*.

APPROVAL means approval *in writing*.

APPROVING OFFICER means the person appointed as the Approving Officer for the District of Barriere.

CAO means the Chief Administrative Officer or his/her Delegate of the District of Barriere.

CARETAKER means a person, ordinarily a resident within a *MHP* responsible for the daily operations and activities of a *MHP*, including but not limited to, cleaning, maintenance, collection of fees and ensuring compliance with rules and regulations.

CARETAKER DWELLING UNIT means a single family dwelling or *mobile home* used for the accommodation of a *caretaker* of the *MHP*.

COLLECTOR ROADWAY means an internal road that links the access roads to *minor roadways* and enables emergency vehicle access.

COMMON STORAGE AREA means a structure or designated space for tenant and caretaker storage in a common area.

DETACHED STORAGE UNIT means a structure for storage use, not more than 10 square metres (107.6 sqft) in area that may be located upon a *MH Space* in compliance with this Bylaw.

FLOOR AREA means the area of a *mobile home* that is occupied or intended for occupancy but does not include attics, or crawl or duct spaces.

IN WRITING or **WRITTEN** means an email, fax, or letter hand delivered, couriered or sent via post.

LIMITED DISTANCING means the distance from an exposing building face to a property line; the center line of a street, lane or public thoroughfare, or to an imaginary line between two buildings or fire compartments on the same property, measured at right angles to the exposing building face.

MOBILE HOME or **MH** means a dwelling unit that is:

- a) mobile to and compliant with the Canadian Standards Association (CSA) Z-240 MH and CSA A277 MH series of standards;
- b) transportable on wheels;
- c) located in a place other than its place of manufacture;

and excludes any *recreational vehicle*, except that for the purposes of this Bylaw a *Park Model Unit* shall not be considered a *recreational vehicle*.

MOBILE HOME PARK or **MHP** means land lawfully used for the purposes of providing two or more *mobile home spaces*, and may include associated services or offices.

MOBILE HOME SPACE or **MH SPACE** means a delineated area of land or lot for the placement of one *mobile home* with permissible additions and a *detached storage unit*.

MOBILE HOME PAD means that portion of a *mobile home space* designated, designed, serviced, constructed and prepared for the support of a *mobile home*.

MINOR ROADWAY means an internal road that spurs off a *collector roadway* and may be a dead end or loop and where it does not exceed 100 metres in length, may not support emergency vehicle access.

MoTI means the Ministry of Transportation and Infrastructure of the Province of British Columbia or successor Ministry.

OPERATOR means an owner, agent, manager, lessor of, or any person controlling or operating, a *Mobile Home Park*.

PARK MODEL UNIT means a unit conforming to CAN/ CSA Z-241 or Z-240 Series Standard that can serve as living quarters and can be relocated on occasion, but must be connected to those utilities necessary for the operation of installed fixtures and appliances, and has a gross floor area not exceeding 50 square metres when in the setup mode, and has a width greater than 2.6 metres and less than 4.42 metres in the transit mode.

PAVED means a firm and level surface for travel and includes concrete and asphalt or spray-cap asphalt.

PERIMETER BUFFER AREAS has the meaning set out in ss. 6.7.1 to 6.7.4.

PERMIT means a *Permit* required or issued pursuant to this Bylaw.

PRELIMINARY LAYOUT APPROVAL means *preliminary layout approval* required or issued pursuant to this Bylaw.

RECREATIONAL VEHICLE means a vehicle, either designed to be towed behind a motor vehicle or self-propelled, and includes vehicles commonly known as travel trailers, fifth wheels, campers, motor homes, or similar vehicles designed to provide temporary living quarters for recreational, camping, or travel use, but in the case of this Bylaw excludes any *Park Model Unit*.

ROADWAY means an allowance within a *MHP*, part or all of which is made suitable for pedestrian travel and normal vehicular travel so pedestrians and vehicles can gain access to *Accessory Buildings* or *MH Spaces*.

SETBACK means a space open to the sky except eaves, gutters, cornices, sills, chimney, or other similar features, provided that such projections do not exceed 60 centimetres and uncovered patios, terraces, or steps not more than 60 centimetres above grade.

SKIRTINGS means a screened covering that visually seals the crawl space area below the under carriage of a *mobile home* to the adjacent ground.

DOB means the District of Barriere, a local government of the Province of British Columbia.

WATER SUPPLY SYSTEM means a domestic water system with service connections, which is regulated by the local or provincial authorities having jurisdiction.

3.0 ADMINISTRATION & INTERPRETATION

- 3.1 The Approving Officer, CAO or their authorized designate(s) shall administer and enforce this Bylaw and are hereby delegated authority to issue *MHP preliminary layout approvals* and *Permits*.
- 3.2 Designated enforcement officers of the DOB may enter any *MHP* at any reasonable time for the purpose of administering or enforcing this Bylaw.
- 3.3 If any part, 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.
- 3.4 Metric units are used for all measurements in this Bylaw; and, where approximate imperial measure equivalents are shown, these figures are included for convenience only and do not form a part of this Bylaw.
- 3.5 The headings contained in this Bylaw are for convenience only and are not to be construed as defining or in any way limiting the scope or the intent of the provisions of this Bylaw.
- 3.6 Where the provisions of this Bylaw conflict with, or are of a lesser standard than, those of any other bylaws or Provincial enactments, the provisions of the bylaws or Provincial enactments shall prevail.

4.0 VIOLATION & PENALTY

- 4.1 Any person who violates any of the provisions of this Bylaw or who suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this Bylaw, or who neglects to do or refrains from doing anything required to be done by any provision of this Bylaw commits an offence against this Bylaw and is subject to:
 - a) a penalty in accordance with the *Local Government Bylaw Notice Enforcement Act* and the *DOB Notice Enforcement Bylaw* if a bylaw notice is issued respecting the violation;
 - b) a fine in accordance with the *DOB Municipal Ticket Information Bylaw* if an information respecting the violation is laid by means of a ticket;
 - c) upon summary conviction, a fine not exceeding \$10,000 and the costs of prosecution or imprisonment for not more than 6 months or both; or
 - d) any combination of the above.
- 4.2 Each day a new violation of or failure to comply with any provision of this Bylaw continues to exist shall constitute a separate offence.
- 4.3 Any penalty imposed pursuant to this Bylaw will be in addition to, and not in substitution for, any other penalty or remedy imposed pursuant to any other applicable statute, law or regulation.

5.0 **MHP PERMIT APPLICATION & APPROVAL**

5.1 **Application Form**

The *Approving Officer* shall prescribe, from time to time, the application form for *DOB preliminary layout approvals* of a *MHP*, renewals of *DOB preliminary layout approvals*, and *Permits* issued under this Bylaw; and in so doing, may require additional application submissions based on the nature or complexity of the application, and no application is complete until the applicant has provided all of the information required by the form applicable to that category. Such forms may require, information including, but not limited to, the following:

- a) name and contact information of owner and any agents delegated on their behalf;
- b) disclosures such as reasons for the application and condition upon lands;
- c) copy of certificate of title, including applicable encumbrances thereupon;
- d) site profiles, geotechnical, surrounding property use and road information; and
- e) engineered reports outlining the technical design and layout of proposed utilities services including water supply; sewage and wastewater disposal, storm water management; and reports pertaining to wildfire protection; and floodplain exemption.

5.2 **Application Drawings**

The application submission must include a full set of printed legibly scaled working drawings and one digital version illustrating the following:

- a) the area, dimensions, scale, north arrow, and legal description of the subject parcel;
- b) the dimensions and location of the *perimeter buffer area*;
- c) the number, location, dimensions, and designations of all *mobile home spaces*, location and dimensions of all *roadways*;
- d) amenity and recreation buildings or areas;
- e) the dimensions and location of all *accessory buildings*, the *caretaker dwelling unit*, and other structures;
- f) the internal layouts of all service *accessory buildings* and other structures apart from the *caretaker dwelling unit*;
- g) the location and details of the source of water, treatment plants, water distribution lines and outlets;
- h) 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;
- i) the location and details of all on-site garbage collection areas;
- j) an overall site landscaping plan including planting specifications and irrigation provisions;
- k) all watercourses or water frontage within or adjacent to the land concerned and a Riparian Area Assessment, if required;
- l) all steep banks or slopes within or adjacent to the land concerned; and
- m) the relationship of the proposed *MHP* to adjacent land uses, roads, Agricultural Land Reserve, and natural resource activities.

5.3 Application Fees

- 5.3.1 Each initial application for a *DOB preliminary layout approval*, including expansion and modifications of an existing *MHP*, application for renewal of a *DOB Preliminary layout approval*, *Siting Permit* for a *Park Model Unit*, and any *Building Permits*, shall be accompanied by the fee specified as in the *District of Barriere Fees & Charges Bylaw No. 73*, as amended.
- 5.3.2 Notwithstanding any clause in this Bylaw or Schedules attached hereto, an application made as a result of the reconstruction of buildings or structures or a *MHP* destroyed or damaged by an event that was the subject of a declaration of a *Provincial State of Emergency* or *State of Local Emergency*, pursuant to the authority of the *Emergency Program Act*, shall be subject to a 50% reduction to the applicable fees prescribed in this Bylaw. Such fee reduction shall be subject to the following conditions:
- (a) limited to documented damage as per damage assessment and no greater;
 - (b) limited to restoration of structure/use/activity prior to the event;
 - (c) limited in time to two years from date of the applicable declaration; and
 - (d) limited to application by owners who owned the property at the time of the declaration.

5.4 Preliminary layout approval

- 5.4.1 No person shall commence to construct, alter, or subdivide a *MHP* until *DOB written preliminary layout approval* of detailed plans and specifications of the *MHP* is obtained from the *Approving Officer*.
- 5.4.2 The *Approving Officer* shall examine each complete application for a *MHP* and shall notify the applicant, *in writing*, within 60 days that the *DOB preliminary layout approval* is issued or that it is refused, including the reasons for the refusal.
- 5.4.3 If, upon issuance of *DOB preliminary layout approval*, the construction authorized thereunder is not commenced within one year, and if the work is not carried on continuously and in a bona fide manner thereafter, *DOB preliminary layout approval* shall be void and the work shall not be again commenced until a renewal of *DOB preliminary layout approval* has been applied for by the applicant, renewal of *DOB preliminary layout approval* has been issued and fee paid. Where more than one additional year passes, a new application shall be deemed an initial application for *DOB preliminary layout approval*.

5.5 Permit

- 5.5.1 A *Permit* issued in compliance with an approved *MHP* plan and *DOB preliminary layout approval* is required prior to operating and occupancy of a *MHP*.
- 5.5.2 The *District of Barriere* shall not issue a *Permit* until all requirements of the *DOB preliminary layout approval*, including without limitation: sewage disposal system, *water supply system*, garbage disposal and bare land strata subdivision have been approved by the authorities having jurisdiction.

6.0 MOBILE HOME PARK DESIGN & LAYOUT STANDARDS

The general purpose of the standards and regulations under this section is to ensure the development of *mobile home parks* in an environment appropriate for residential use.

6.1 Height

- 6.1.1 No building or structure in a *MHP* common area shall exceed 10 metres (32.8 ft) in height.
- 6.1.2 No *mobile home*, building or structure within any *MH Space*, shall exceed 5 metres (16.4 ft) in height, and further, no *detached storage unit* shall exceed 2.4 m (8 ft) in height.

6.2 Site Coverage

- 6.2.1 A *mobile home*, or a *caretaker dwelling unit* that is a single family dwelling unit, and additions to it, including any carport, and *detached storage unit*, shall not cover more than 40% of the area of the *mobile home space* that it is situated upon.
- 6.2.2 Any addition(s) to a *mobile home*, exclusive of a carport, shall not exceed 50% of the manufacturer's original or base *floor area* of that *mobile home*.

6.3 Mobile Home Space

- 6.3.1 The minimum area of any *MH space* shall be a 370 square metres (4000 sqft).
- 6.3.2 Each *MH Space* shall be a minimum width of 12 metres (40 ft) for a singlewide *MH* and 16 metres (52.5 ft) for a double wide *MH*.
- 6.3.3 All *MH Spaces* shall contain a clearly discernible *mobile home pad* of compacted gravel, which is properly drained with a maximum 6% longitudinal and 15% cross or crown gradient or other suitable foundation of like or better quality.

6.4 Caretaker Dwelling Unit

- 6.4.1 Only one *caretaker dwelling unit* is permitted within a *MHP*.
- 6.4.2 Notwithstanding s. 6.3.1, if the *caretaker dwelling unit* is a site-constructed single family dwelling, then that *MH Space* shall be at least 550 square metres (5,920 sqft).
- 6.4.3 If a *MH Space* accommodates the *caretaker dwelling unit* on that *MH Space*, then that *MH Space* shall include area to provide two off-roadway parking spaces.

6.5 Setbacks

- 6.5.1 No portion of any *mobile home* or *caretaker dwelling unit*, including additions thereto, shall be within 6 metres (20 ft) of another *mobile home* or addition thereto except where a reduction in *limiting distance* is allowed by the *BC Building Code*.
- 6.5.2 No part of any *mobile home* or *caretaker dwelling unit*, or any addition thereto, shall be located within:
- a) 3 metres (10 ft) of internal access road right-of-way or common parking area;
 - b) 2.6 metres (8.5 ft) of the side *MH Space* boundary on one side and 4.5 metres (15 ft) on the other side;
 - c) 2.6 metres (8.5 ft) of the rear *MH Space* boundary; and
 - d) Notwithstanding s. 6.5.2(c), 3 metres (10 ft) of the rear *MH Space* boundary when two *mobile home spaces* abut one another in the rear.

6.6 Skirtings

- 6.6.1 *Skirtings* must be installed on a *mobile home* within 60 days of installation of that *mobile home* on a *mobile home pad*.
- 6.6.2 *Skirtings* shall have two easily removable access panels of a minimum 1.2 metres (4 ft) width, one providing access for inspection and servicing of the *mobile home's* utility connections, located in proximity to such services; and, the other panel providing access to the area enclosed by the *skirting* for storage.

6.7 Perimeter Buffer Areas

- 6.7.1 A *MHP* shall have a *perimeter buffer area* whereby *MH Spaces* shall not be located less than 7.6 metres (25 ft) from that boundary of the *MHP* abutting a public street or highway and not less than 4.6 metres (15 ft) from the remaining boundaries of the *MHP*.
- 6.7.2 Notwithstanding s. 6.7.1, where a *MHP* is proposed for a bare land strata subdivision the *Approving Officer* may require greater *perimeter buffer areas* where property lines adjoin agricultural lands, park, or wildfire risks.
- 6.7.3 All *perimeter buffer areas* shall be suitably landscaped.
- 6.7.4 *Perimeter buffer areas* shall exclude:
- (a) recreation or service areas, except for waterfront recreation amenity areas;
 - (b) any *MH Space*;
 - (c) any part of a sewage disposal system, other than those parts underground;
 - (d) garbage disposal area; and
 - (e) vehicle parking or storage areas.
- 6.7.5 No building, structure, fence, or wall shall be erected or placed within the *perimeter buffer area* along a fronting public highway of the *MHP*.
- 6.7.6 The only *roadways* permitted in the *perimeter 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 *MHP*; and, no *roadway* shall traverse the *perimeter buffer area* and give direct access from any public highway to any *mobile home space*.

- 6.7.7 Where a *MHP* is separated from a neighbouring property by a water course or fronts a body of water, the *Approving Officer* shall determine the *setback* and *perimeter buffer area* in compliance with the provincial Riparian Areas Regulation.

6.8 Parking

- 6.8.1 At least one level, easily accessible parking space shall be provided within each *mobile home space*; and, for every four *mobile home spaces*, one additional parking space shall be provided in a shared parking area.

- 6.8.2 All parking spaces shall be free of mud, be graded for proper drainage and be *paved* or otherwise rendered so as to be dust free.

6.9 Detached Storage Unit

Not more than one *detached storage unit* of maximum 10 square metres (107.6 sqft) in area may be constructed or placed upon each *mobile home space*.

6.10 Accessory Buildings and Common Storage Areas

All *accessory buildings* and *common storage areas* within common areas of a *MHP* shall:

- a) conform to the *BC Building Code*; and
- b) be *setback* at least 7.5 metres (25 ft) from any *mobile home space*.

In addition, all *common storage areas* within common areas of a *MHP* shall:

- c) be fenced to visually conceal contents from all sides in the absence of a designated storage structure.
- d) Not contain any hazardous materials or any materials and vegetation that could be deemed a fire hazard by the District of Barriere Fire Chief.
- e) Not contain any dilapidated vehicles, scrap metal, rubbish, piled debris, ammunition, food waste, compost, or any other material causing a nuisance or an attraction for pests and wildlife.
- f) Have contents stored in a tidy and organized manner in a fully enclosed space.

6.11 Signs

Identification signs of 3 square metres (32 sqft) maximum area and 2 metres (6.6 ft) maximum height above adjacent ground may be located at the principal entrance to the *MHP*.

7.0 RECREATIONAL AREA

- 7.1 Area for shared recreational uses, such as parks, playgrounds or communal amenity facilities in a *MHP* or common property in a bare land strata subdivision *MHP* shall be provided in conformance with the following:

- a) a minimum of 278 square metres (3,000 sqft) of recreational area must be provided for each *MHP* plus an additional 46 square metres (500 sqft) for each *mobile home space* in excess of the first ten spaces;
- b) *perimeter buffer areas* (as set out in s. 6.7) shall not be considered as park or playground space required by this section;
- c) no *mobile home space* shall be considered to be a communal recreational area; and
- d) open areas required by this section shall not contain buildings or structures other than those providing and serving recreational purposes.

7.2 For the purpose of calculating the recreational space requirement under s. 7.1, any indoor recreational space provided shall be counted as double its actual *floor area*.

7.3 Where over 1,000 square metres (10,800 sqft) of recreation area is required, this may be provided across two to four recreational areas; and, where a *MHP* is proposed to be constructed in phases, at least one recreational area of 278 square metres (3,000 sqft) or more shall be provided and constructed in the first phase.

7.4 Recreation areas in a *MHP*, except indoor recreation facilities, shall be properly landscaped and grassed.

7.5 Any parkland or cash dedication required pursuant to s. 941 of the *Local Government Act*, shall be determined by the Approving Officer.

8.0 ACCESS & CIRCULATION

8.1 No *Permit* shall be issued unless *approval* for public highway access to the *MHP* has been obtained from *the appropriate authority*.

8.2 Subject to *access approval*, a second access from a public highway separated by at least 60 metres (200 ft) from the first access shall be provided to each *MHP* containing 50 or more *MH Spaces*.

8.3 All *MH Spaces*, *accessory buildings* as well as other structures and facilities where access is required, shall have access via internal *roadway* systems.

8.4 The minimum internal *roadway* frontage of each *MH Space* shall be 12 metres (40 ft), except in the case of a *MH Space* abutting a cul-de-sac or a panhandle *MH Space*, in which case minimum internal *roadway* frontage shall be 6 metres (20 ft).

8.5 No *MH Space* shall have frontage or access from a hammerhead turnaround.

8.6 Internal *roadway* requirements shall be as indicated in the following table:

Roadway Type		Minimum required width		
		<i>paved road width (metres)</i>	<i>right of way (metres)</i>	Maximum Length
<i>access roadway</i>	Parking prohibited	7.3	15	
	parking both sides	11	14	

<i>collector roadway</i>	parking one side	9.1	12	
	no roadway parking	6.7	12	
<i>minor roadway</i>	cul-de-sac & hammer head	6	12	Shall not exceed 100m
	two-way	6	12	
	one-way	5	12	Shall not exceed 150m

8.7 No parking shall be allowed on any *access* or *minor roadways* except within approved delineated *paved* parking bays.

8.8 All *roadways* in the *MHP* shall be *paved*, well-drained and maintained.

8.9 *Roadways* shall be adapted to topography and shall have suitable gradient for traffic safety.

8.10 A *MHP* which adjoins, abuts or faces an area in which curbs, gutters and piped storm drainage are required shall be engineered to a similar standard of curbs, gutters and piped storm drainage.

8.11 **Street Lighting**

Street lighting shall be installed, by *MHP* phase where applicable, and maintained to adequately illuminate the travelled portion of the *roadway* at the following locations:

- a) intersection of access roads and public highway;
- b) all internal intersections;
- c) cul-de-sacs or hammerheads; and
- d) any location an internal *roadway* changes direction 30 degrees or more.

9.0 **UTILITY SERVICES**

9.1 ***Water Supply System***

9.1.1 No *Permit* shall be issued unless *approval* for a *water supply system* has been obtained from the authority having jurisdiction.

9.1.2 Where a *MHP* is upgrading or expanding and is in an area serviced or capable of being serviced by community water system, the applicant must first seek *approval* for connection to this system and only if declined, may establish a stand-alone *water supply system*.

9.1.3 Potable water shall be distributed to:

- a) each *accessory building*, if required;
- b) each *mobile home space*;
- c) standpipes or hydrants, if required; and
- d) all hose bibs.

9.2 Sewage Systems

- 9.2.1 The *Operator* of a *MHP* shall retain an engineer to professionally design, inspect, and approve a system to collect and manage all waste water and sewage generated within the *MHP* and all plumbing fixtures within the *MHP* and *MH Spaces* shall be connected by this system.
- 9.2.2 No *Permit* shall be issued unless *approval* for sewage disposal has been obtained from the authority having jurisdiction; the works are completed and inspected, and in operational order.
- 9.2.3 Further to s. 9.2.2, where a *MHP* is upgrading or expanding and is in an area serviced or capable of being serviced by a community sewage system, the applicant must first seek *approval* for connection to this system and only if declined, may establish a stand-alone sewer system.
- 9.2.4 Lateral sewer terminus serving each *MH Space* shall be engineered to be gas tight, protected from mechanical damage and protected from storm water infiltration.
- 9.2.5 All required outdoor vents shall extend 2.5 metres (8.2 ft) above the surrounding grade with vents securely fastened to a minimum 100 millimetres x 100 millimetres (4"x4") preservative-treated wood post securely embedded in the ground or equivalent support.

9.3 Garbage Disposal

- 9.3.1 The *Operator* shall provide for the collection of *MHP* garbage and its proper disposal in compliance with DOB solid waste collection regulations, and all applicable provincial enactments.
- 9.3.2 All depots for the collection of *MHP* garbage shall be screened or landscaped; adequately placed for convenience; animal, rodent, and insect proof; and maintained so that they shall not become foul-smelling, unsightly, or a breeding place for flies.

10.0 GENERAL REGULATIONS

- 10.1 No person shall locate, establish, construct, alter, extend, expand, subdivide, or operate a *MHP* in contravention of this Bylaw.
- 10.2 No person shall cause or allow a *mobile home* to be placed upon or to remain in a *MHP* in contravention of this Bylaw.
- 10.3 An *Operator* shall employ, contract or otherwise engage a *caretaker* and that person shall reside within a *caretaker dwelling unit*.
- 10.4 Notwithstanding s. 10.3, where a *MHP* is a bare land strata subdivision, a strata council may designate by resolution a person that is non-resident in the *MHP* to be the *caretaker* of the *MHP*.
- 10.5 A copy of the plan required in s. 5.2 and this Bylaw shall be posted prominently and permanently in the *caretaker dwelling unit* for the reference of the residents.

- 10.6 Notwithstanding s. 10.5, where a *MHP* is a bare land strata subdivision, the plan required in s. 5.2 and this Bylaw may be kept on file by a designated non-resident *caretaker* and must be provided to residents of the *MHP* upon their request.
- 10.5 The *Operator* shall maintain all *MHP* equipment in or on the *MHP* in an operational, safe, and sanitary condition.
- 10.6 Every *MHP* shall be kept free of inflammable debris.
- 10.7 No more than one *mobile home* or *Park Model Unit* shall be located in a *MH Space*; and no *mobile home* or *Park Model Unit* shall be located elsewhere in a *MHP* than a *MH Space*.
- 10.8 Notwithstanding s. 10.7, no more than one unoccupied *mobile home* for every ten *MH Spaces* in a *MHP*, may be stored in a designated storage area.
- 10.9 Each *MHP* tenant or *MHP* strata lot owner shall obtain a letter of permission from the *Operator* (and in the case of a *MHP* that is a bare land strata subdivision, the strata council) for building permit application prior to siting a *mobile home*, or commencement of construction of additions on any *MH Space*.
- 10.10 All plumbing, electrical, and building work in any *MHP* or *MH Space*, including additions and alterations, shall comply with all applicable bylaws and Provincial enactments.
- 10.11 The placement and installation of any *Park Model Unit* requires application and issuance of a "Siting Permit"; and, for certainty, a *Park Model Unit* must conform with all requirements of this Bylaw for any *mobile home*, including but not limited to density, setback, *MH* space coverage, accessory limitations; and further, meets the limitations imposed under s. 10.12 and 10.13 below.
- 10.12 A *Park Model Unit* must neither have structural additions or works affixed to it nor be placed within an enclosure, building, or under a roof.
- 10.13 A *Park Model Unit* may have a deck, patio, stair or other detached improvement alongside it provided:
 - a) it is no more than 30 square metres in area;
 - b) no more than 10 square metres is rooved or covered overhead, as permitted under s. 6.9 of this Bylaw but not additional to s. 6.9; and
 - c) it is structurally independent and the *Park Model Unit* remains moveable.

READ A FIRST TIME this 14th day of August, 2023.

READ A SECOND TIME this 14th day of August, 2023.

READ A THIRD TIME this 14th day of August, 2023.

RECONSIDERED AND ADOPTED this 5th day of September, 2023.

Original signed by,
Mayor Ward Stamer

Original signed by,
T. Buchanan, Corporate Officer