

*I, Carol A. McGowan, Deputy Secretary of the Cariboo Regional District, hereby certify, under the seal of the Cariboo Regional District, this administrative consolidation of the "Cariboo Regional District Mobile Home Parks Bylaw No. 1019, 1980", to be a true and correct consolidation of Bylaw No. 1019 and subsequent amendments. This consolidation includes all amendments to Bylaw No. 1019 as of this date of consolidation.*

*Carol A. McGowan  
Deputy Secretary*

*Dated at Williams Lake, BC this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.*

## **CONSOLIDATED BYLAW**

**(THIS BYLAW HAS BEEN CONSOLIDATED FOR CONVENIENCE ONLY AND INCLUDES AMENDMENT BYLAWS NO. 1477, 1860 AND 1892.)**

### **CARIBOO REGIONAL DISTRICT**

#### **BYLAW NO. 1019**

#### **RESIDENTIAL MOBILE HOME PARKS BYLAW**

A Bylaw to regulate the establishment, extension, design and servicing of mobile home parks, pursuant to Section 734 of the Municipal Act.

The Board of the Cariboo Regional District in open meeting assembled enacts as follows:

#### **INTERPRETATION AND ADMINISTRATION**

##### **Title**

- 1.01 This bylaw may be cited as "Cariboo Regional District Mobile Home Parks Bylaw No. 1019, 1980".

##### **Application**

- 1.02 This bylaw shall be applicable within the boundaries of all Electoral Areas of the Cariboo Regional District.

##### **Definitions**

- 1.03 In this bylaw, 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;
- "Board" means the Board of the Cariboo Regional District;
- "buffer area" means the buffer area described in Section 4.07;
- "Building Code" means the Building Regulations of British Columbia;

**"Bylaw Enforcement Officer"** means the Bylaw Enforcement Officer of the Cariboo Regional District;

**"community sewer system"** means a common sewer, or system of sewerage or sewage disposal, which serves two or more lots;

**"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 of the Cariboo Regional District;

**"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 three 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;

"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;

"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 or approved by the municipality, regional district, by another government body or by a company regulated by statute;

"watercourse" is any natural or man-made 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 months of the year or having a drainage area of one square mile or as required by an Official of the Ministry of the Environment of the Province of British Columbia.

#### 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 (1) Subject to section 722(2) of the Municipal Act, the provisions of this bylaw do not apply to a mobile home park or any part of a mobile home park existing prior to coming into force of this bylaw.

- (2) No person shall be compelled to upgrade existing parks to the standards of this bylaw; but any upgrading shall comply with the bylaw and expansion shall meet bylaw provisions.
- (3) Existing mobile homes that do not meet Canadian Standards Association Standard Z-240 standards and 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 standards with respect to electrical service and if the gas and heating systems are in accordance with Section 3.06 of the Bylaw.

#### Administration

- 1.06 The Bylaw Enforcement Officer, the Building Inspector, or other person authorized by the Regional Board, may enter any mobile home park at any reasonable time for the purpose of ascertaining if this bylaw is being complied with.

#### 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 bylaw or otherwise to contravene or fail to comply with this bylaw, or any applicable Zoning Bylaws in force with the Cariboo Regional District.
- (2) It shall be unlawful for any person to prevent or obstruct any official under Subsection (1) of Section 1.06 from carrying out his duties under this bylaw.

#### Penalty

- 1.08 (1) Any person who violates any provisions of this bylaw 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 it directs.

**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.

**Metric Measurement**

- 1.10 Metric units are used for all measurements in this bylaw. The approximate equivalent of those units in feet, acres, etc. are shown in brackets following each metric measurement and such bracketed figures are included for convenience only and do not form part of this bylaw.

**MOBILE HOME PARK APPLICATION, APPROVAL AND PERMIT**

**Application  
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, wastewater 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 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 in excess of a 30% gradient 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 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 30 days of receipt of the complete application 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) Every permit is issued upon the condition that:
  - (a) the work is to be started within six months from the date of issuing the permit;
  - (b) the work is completed within eighteen months from the date of issuing the permit;
  - (c) the permit shall lapse in the event that either condition above is not met.
- (9) The charge for permits for the construction of mobile home parks, including all buildings or structures therein, shall be as specified in Appendix I attached.
- (10) No application for a mobile home park permit shall be accepted for processing unless it includes all documents and information 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, which is at all times free of stagnant pools, and which 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 0.6 metres (2 feet) above the two hundred year flood level where it can be determined, or if not, less than 3 metres (10 feet) above the natural boundary of any nearby watercourse or lake, or within 7.6 metres (25 feet) of the natural boundary of a lake; or within 30 metres (100 feet) 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 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, and subsequent approval of the Board of Variance, these requirements may be reduced.

- 3.02 All Parcels or parts of land included in a mobile home park site shall be contiguous.
- 3.03 The installation, alteration or repair of a mobile home and 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 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 in a mobile home area.
  - (2) Notwithstanding sub-section (1) no more than one unoccupied mobile home for every ten mobile home spaces in a park may be located in a designated storage area.
- 3.05 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.



- 3.06 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.
- 3.07 Notwithstanding Section 1.05(3), all mobile homes shall meet or exceed the Canadian Standards Association Standard Z-240 or A-277 as the case may be.
- 3.08 All connections to services shall be in accordance with the Building Code.
- 3.09 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 and regulations is to ensure the development of mobile home parks in an environment appropriate for residential use.

##### Permitted Uses

- 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 or operator;
  - (c) Recreation areas and recreation buildings;
  - (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 No signs or advertising displays shall be permitted other than the following:

- (a) those denoting the name of the owner or address of the property;
- (b) those advertising the sale or rental of property;
- (c) public utility signs;
- (d) Each sign permitted in subsection (a), (b) and (c) shall not exceed .6 square metres (6 square feet) in area or 2.4 metres (8 feet) in length and shall be limited to one (1) for each street frontage upon which the lot or site abuts.
- (e) One (1) free-standing, non-illuminating, or illuminating but non-flashing business identification sign only for each street frontage upon which the lot or site abuts, supported directly from the ground, not exceeding 4.65 square metres (50 square feet) in area and 3.7 metres (12 feet) in length and limited to a height of 6 metres (20 feet), set back a minimum distance of 1.5 metres (5 feet) from any lot line when of the non-illuminating type, and a setback of a minimum distance of 3 metres (10 feet) from a front lot line and 7.65 metres (25 feet) from any side lot line when of the illuminating but non-flashing type.
- (f) Directional signs within the lot or site shall not exceed 0.14 square metres (1.5 square feet) in area.
- (g) Two (2) signs indicating entrance and exit, of 0.4 square metres (4 square feet) each, not higher than 1 metre (3 feet) above the ground, for every approved access onto a public right-of-way.
- (h) No sign shall project over a public right-of-way.

**Site Area**

- 4.04
- (1) The minimum site area for the mobile home park shall be 2 hectares (5 acres).
  - (2) Notwithstanding Subsection (1), where a mobile home park is serviced by a community sewer system, the minimum site area for the mobile home park shall be 1 hectare (2.5 acres).

**Mobile Home Space/Lot**

- 4.05
- (1) The minimum area for a mobile home space shall be 260 square metres (2800 square feet).
  - (2) The minimum frontage of each mobile home space abutting an internal roadway right-of-way shall be 10.4 metres (34 feet) 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 7.3 metres (24 feet).
  - (3) Each mobile home space shall be clearly marked off by suitable means.
  - (4) All mobile home spaces shall:
    - (a) be clearly numbered;
    - (b) have a clearly discernible 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**

- 4.06
- (1) The mobile home and additions to it, exclusive of a carport, shall not cover more than 45% of the mobile home space upon which it is situated.
  - (2) The addition to a mobile home shall not be larger in area than 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 7.6 metres (25 feet) from that boundary of the park abutting a public street or highway and not less than 1.5 metres (5 feet) from the remaining boundaries of the park.
  - (2) Within a buffer area
    - (a) no recreation or service areas may be located;
    - (b) no mobile home area nor an owner's or operator's residential plot be located.
    - (c) no building or structure may be erected or placed, except a sign, in accordance with Section 4.03, 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 Section 3.01 or 4.07 (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 25 feet of any other boundary.

#### Setbacks

- 4.08
- (1) No mobile home shall be located within 3 metres (10 feet) of another mobile home or allowable addition.
  - (2) No part of any mobile home or any addition shall be located:
    - (a) within 1.8 metres (6 feet) of internal access road right-of-way or common parking area;
    - (b) within 1.5 metres (5 feet) of rear and side mobile home space lines.
  - (3) No building or structure shall exceed 7.6 metres (25 feet) 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 4.05 (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 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 metres (4 feet), 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 prefinished 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 metres (2 square feet), 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 (ramadas);
  - (c) vestibules of a maximum size of 3.7 square metres (40 square feet);

- (d) rooms (cabanas) added to a mobile home; provided:
  - (i) they shall have an exit or access to exit other than through the mobile home; and
  - (ii) that if they are used as an exit or access to exit from any mobile home 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.

**Parking  
(off-roadway)**

- 4.13 (1) Two level easily accessible car-parking spaces shall be provided near each mobile home. In addition, for every 4 mobile homes, one additional parking space shall be provided. Group parking shall be located within 45.7 metres (150 feet) of the mobile home spaces served.
- (2) Two additional parking spaces shall be provided at the location of the mobile home park office.
- (3) 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 or operator's residential plot shall be permitted within a mobile home park if the area of the plot is not less than 260 square metres (2800 square feet) when the residence is a mobile home unit and 550 square metres (6000 square feet) when the residence is a conventional dwelling unit.
- (2) An owner's or operator's residence plot shall include sufficient area to provide one off-street parking space.

**Owner's Storage**

- 4.15 (1) One storage building may be constructed by the owner of the mobile home park, provided that:

- (i) it does not exceed a total floor area of 130 square metres (1400 square feet);
  - (ii) it does not exceed a width of 7.5 metres (25 feet);
  - (iii) it does not exceed a height of 7 metres (23 feet);
  - (iv) it is used solely for the storage of materials and equipment related or intended for use within the mobile home park; and
  - (v) it is located a minimum of 20 metres (65 feet) from any mobile home space.
- (2) Notwithstanding subsection (1), one storage building may be constructed on the owner's or operator's plot for personal storage provided the storage building does not exceed 56 square metres (603 square feet) nor a height of 4.3 metres (14.11 feet).

#### Tenant Storage

- 4.16 One storage facility may be constructed on each mobile home space, provided that:
- (i) it is compatible in appearance with the mobile home;
  - (ii) It does not exceed a maximum of 11.2 square metres (120 square feet) in area; and
  - (iii) it does not exceed a maximum of 2.4 metres (8 feet) 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 tenants' recreational uses, and shall be provided in a convenient and accessible location which is to the satisfaction of the Inspector.
  - (2) For the purpose of calculating recreational space requirement, any indoor recreational space provided shall be counted as double its actual area.
  - (3) The recreation areas shall not include buffer areas, parking areas, mobile home spaces, driveways, storage areas, and roadways.
  - (4) In mobile home parks where more than 1000 square metres (10,000 square feet) of recreation space is required, two or more recreational areas may be provided.

- (5) Recreation areas in the mobile home park, except indoor recreation facilities, shall be of a grass or asphaltic surface and shall be landscaped and maintained.

#### 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 authority having jurisdiction.
- 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) all roadways, walkways, parking and service areas shall have a compacted gravel base, or shall be hard-surface with asphalt or flush-coated, and shall drain properly;
  - (b) pavements shall be of adequate widths with 3 metre (10 foot) minimum moving lanes for all roads and 2 metre (7 foot) minimum lanes for parallel guest parking;
    - (i) all entrance roads and other roads with guest parking both sides shall be a minimum width of 10.4 metres (34 feet);
    - (ii) roads with no parking shall be a minimum width of 6 metres (20 feet);
    - (iii) one-way minor roads, acceptable only if less than 150 metres (500 feet) in total length and serving less than 25 mobile home spaces, with no parking, shall be a minimum width of 3.7 metres (12 feet);
    - (iv) cul-de-sacs shall have a minimum width of 5 metres (16 feet) and a maximum length of 90 metres (300 feet).
  - (c) parking shall not be permitted on minor roadways except in parking bays.
- (3) 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 (40 feet).



- (4) Roads shall be adapted to the topography, and shall have suitable gradient for safety of traffic.

#### **ANCILLARY BUILDINGS**

7.01

Ancillary buildings shall

- (a) be located at least 4.6 metres (15 feet) from any mobile home space;
- (b) be of permanent construction and adequately lighted;
- (c) have walls, floors, and partitions that can be easily cleaned;
- (d) have all rooms well ventilated, with all openings effectively screened;
- (e) 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 designed and installed in accordance with the regulations of the appropriate Provincial Ministry, or Ministries, having jurisdiction.

#### **SEWAGE DISPOSAL**

9.01

The owner of a mobile home park shall provide for the disposal of all wastewater and of all body wastes that are generated within the mobile home park in accordance with the regulations of the appropriate Provincial Ministry, or Ministries, having jurisdiction.

#### **GARBAGE DISPOSAL**

10.01

- (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 or unsightly.
- (3) If garbage is to be disposed of on the site, the methods and locations shall be in accordance with the Pollution Control Act.

**STREET LIGHTING**

- 11.01 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**

- 12.01 The owner shall maintain all park equipment in or on the mobile home park in a clean, safe, and sanitary condition.
- 12.02 Every mobile home park shall be kept free of inflammable debris and rubbish at all times.
- 12.03 Fires shall be made only in stoves, incinerators, or other structures designed for that purpose.

**APPENDIX I**

**SCHEDULE OF FEES**

The schedule of fees to be charged for the issuance of a permit under this bylaw is as follows:

- (a) mobile home parks - a fee of Three Dollars (\$3.00) for each one thousand dollars or fraction thereof of the estimated value of the work covered by the permit, up to an estimated value of one hundred thousand dollars; and Two Dollars (\$2.00) for each one thousand dollars or fraction thereof of the estimated value of the work in excess of one hundred thousand dollars. The fee is based on the cost of construction and installation of services appurtenant to each mobile home space, including permanently affixed buildings, but not including a mobile home.
- (b) Two Dollars (\$2.00) per plumbing fixture.