



**Sparwood Mobile Home Parks Bylaw No. 288, 1982**  
**Consolidated with Bylaws 565, 633, 667, 774, 1074,**  
**and 1291**

THIS DOCUMENT HAS BEEN REPRODUCED FOR CONVENIENCE ONLY and is a consolidation of “Sparwood Mobile Home Parks Bylaw No. 288, 1982” with the following amending bylaws:

| <b>Bylaw Number</b> | <b>Dated Adopted</b> | <b>Section Amended</b>                                                                                                                                           |
|---------------------|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 565                 | Dec. 3, 1990         | Add Section 4.02 (g)<br>Amend Section 4.14(3)<br>Add Ancillary Buildings to Section 7.0<br>Add Section 7.0 (g)<br>Amend Section 15.0                             |
| 633                 | July 5, 1993         | Sections 4.2(g); 4.2.1 (a), (b), (c), and (d); and Section 4.2.2 only valid for the period July 5, 1993 and expired December 31, 1994                            |
| 667                 | Dec. 19, 1994        | Section 1.04 be renumbered 1.04(1).<br>Replace definition of Mobile Home.<br>Add sub-section 1.04(2).<br>Repeal Section 1.07(1) and renumber remaining sections. |
| 774                 | June 7, 1999         | Sections 4.2 (g) and 4.2.1 (a), (b), (c) only valid for the period July 1, 1999 to September 15, 1999 at which time they expired.                                |
| 1074                | Sept. 19, 2011       | Add “Accessory Building” to Definitions<br>Replace Section 4.7<br>Add Section 4.9 3.<br>Replace Section 4.16                                                     |
| 1291                | March 1, 2022        | Replace definition of Mobile Home<br>Replace Section 3.8                                                                                                         |

Individual copies of any of the above bylaws are available from the Corporate Services Department of the District of Sparwood. For legal purposes, copies of the original bylaws and its amendments should be obtained.

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**DISTRICT OF SPARWOOD**

**UNOFFICIAL CONSOLIDATION OF BYLAW NO. 288, 1982**

*Including the following Bylaws: {565, 633, 667, 774, and 1074}*

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**DISTRICT OF SPARWOOD**

**BYLAW NO. 288**

**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 Council of the District of Sparwood in open meeting assembled enacts as follows:

**1. INTERPRETATION AND ADMINISTRATION**

**1.1 Repeal**

The bylaw cited as "**Sparwood Mobile Home Parks Bylaw No. 182, 1976**" is hereby repealed.

**1.2 Title**

This bylaw may be cited as "**Sparwood Mobile Home Parks Bylaw No. 288, 1982**"

**1.3 Application**

This bylaw is applicable within the boundaries of the District of Sparwood.

**1.04(1) Definitions**

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;

**"ACCESSORY BUILDING"** means a building or structure located on a Manufactured Home Space occupied by a manufactured home and customarily incidental and subordinate to the manufactured home located on the Manufactured Home Space;

**"APPROVAL"** means approval in writing;

**"BUFFER AREA"** means the buffer area described in Section 4.8;

**"COUNCIL"** means the Council of the District of Sparwood;

**"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 manufactured home as defined in the "Manufactured Home Act or CSA A277 Standard (RSBC)"

**"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;

Added by  
Bylaw 1291



**"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;

**"MOBILE HOME SPACE WIDTH"** means the width of a mobile home space where it abuts an internal roadway right-of-way except in the case of a pie-shaped mobile home space, in which case it means the average distance between the side boundaries of the mobile home space;

**"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 Medical Health Officer;

**"PUBLIC UTILITY"** means an agency under public franchise or ownership or a private enterprise regulated by statute with an exclusive franchise, which provides the public with electricity, gas, heat, steam, communication, water, sewage collection or other similar service;

**"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 used in the provision of public utility services.

1.04(2) Whenever the term Mobile Home is used in this bylaw it will mean Manufactured Home as defined in Section 1.04(1) of this bylaw.

1.5 **Metric Measurements**

The measurements in this bylaw are in metric and all English measurements are approximations included for convenience only.

1.6 **Prohibitions**

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.

1.7 **Exclusion**

- (1) No person shall be compelled to upgrade existing parks to the standards of this bylaw; but any upgrading shall not lessen the compliance with the bylaw and expansion shall meet bylaw provisions.
- (2) Existing mobile homes that do not meet Canadian Standards Association Standard Z-240 standard/specifications are 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 3.7 of the bylaw.

1.8 **Administration**

- (1) The authority having jurisdiction shall administer this bylaw.
- (2) Persons appointed under subsection (1) may enter any mobile home park at any reasonable time for this purpose of administering or enforcing this bylaw.

1.9 **Violation**

- (1) It is 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.
- (2) It is unlawful for any person to prevent or obstruct any official appointed under subsection (1) of Section 1.8 from carrying out his duties under this bylaw.

1.10 **Penalty**

- (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 is deemed to constitute a new and separate offence.
- (3) Upon conviction, the court may direct that no prosecution under subsection (2) may be made, with respect to the continuance of the violation, for such period of time as he directs.

1.11 **Severability**

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.

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

2.1 **Application Plans and Specifications**

All applications for approval of plans and specifications shall be made in writing to the authority having jurisdiction and shall contain:

- (a) the name and address of the applicant;
- (b) the intended use of the land;
- (c) a popularly understandable description of the location of the land and the legal description of the land on which the proposed mobile home park is to be established, constructed, altered or extended;
- (d) a map showing the location of the source of the proposed water supply and the location and extent of the area proposed for sewage disposal, waste-water disposal and garbage disposal;
- (e) two full sets of working drawings to scale showing:
  - (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 subsurface 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.

## 2.2 **Approval and Permit**

- (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 authority having jurisdiction.
- (2) Written approval and permit under subsection (1) shall not be given until a sewage disposal permit has been issued and a water supply system and garbage disposal method have been approved by the authority having jurisdiction.
- (3) The authority having jurisdiction shall examine each complete application for a mobile home park permit and shall notify the applicant in writing within 60 days of application either that the permit is issued or that it is refused.
- (4) The authority having jurisdiction 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 on and 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 authority having jurisdiction shall notify the applicant in writing of the reasons for refusal.
- (6) Applicant may appeal to the Board of Variance with respect to relaxation of provisions within the jurisdiction of the Board of Variance.
- (7) A mobile home park permit shall permit the establishment of a mobile home park on the land concerned only in compliance with the mobile home park plan approved and permit issued.
- (8) If the construction authorized by the issuance of any permit is not commenced within 6 months from the date thereof, or if, after commencement of construction through any cause other than weather conditions, strikes or lockouts, the work is not carried on continuously and in a bonafide manner, such permit shall be void and the work shall not be again commenced until a renewal permit has been issued and fee paid.
- (9) FEES
  - (a) Each initial application for a mobile home park permit submitted shall be accompanied by an application fee of twenty-five dollars (\$25.00) for the first mobile home space and ten dollars (\$10.00) for each additional mobile home space shown in the mobile home park plan.
  - (b) Each application for renewal of a mobile home park permit shall be accompanied by an application fee of two dollars (\$2.00) for each mobile home space shown in the mobile home park plan.

- (c) The charge for permits for the construction of building or structures in the mobile home park shall be the same as specified in the building bylaw in effect in the District of Sparwood.
  - (d) The value of construction is the contract price together with a reasonable allowance for extras or such construction value to be calculated or fixed by the authority having jurisdiction according to the submitted plan and specifications.
- (10) No application for a mobile home park permit shall be accepted for processing unless it includes all documents, information and fees required in Sections 2.1 and 2.2.

### 3. GENERAL PROVISIONS

- 3.1 (1) No person shall locate a mobile home or owner's residence except on a well-drained site, that is at all time 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 of building 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 mobile home, the ground level on which it is located, lower than 0.61 metres (2 feet) above the two hundred year flood level where it can be determined or if not, less than 3.05 metres (10 feet) above the natural boundary of any nearby watercourse or lake or within 7.62 metres (25 feet) of the natural boundary of a lake; or within 30.48 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 after consultation with the Deputy Minister of the Environment or his designate to ensure that adequate protection from flood or erosion hazard is provided, these requirements may be reduced.
- (d) For the purposes of this subsection, the following definitions 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"** means any natural or man-made depression with well defined banks and a bed 0.61 metres (2 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 2.59 square kilometres (1 square mile) or more or as required by an Official of the Ministry of the Environment of the Province of British Columbia.
- 3.2 All parcels or parts of land included in a mobile home park site shall be contiguous.
- 3.3 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 District of Sparwood.
- 3.4 (1) No mobile home shall be located elsewhere in a mobile home park than on a mobile home area.
- (2) No more than one mobile home is permitted to be located in a mobile home space.

(3) Notwithstanding subsection (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.

3.5 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.

3.6 A copy of the plan required in Section 2.1 (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.

3.7 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 Services Act or the Gas Act as the case may be.

3.8 All mobile homes shall meet or exceed the Canadian Standards Association Standard Z-240 and/or A277.

3.9 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".

#### **4. DESIGN AND LAYOUT STANDARDS**

##### **4.1 General Purpose**

The general purpose of these standards/regulations is to ensure the development of mobile home parks in an environment appropriate for residential use.

##### **4.2 Permitted Uses**

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) one confectionery outlet with a maximum area of 46.45 sq. m. (500 sq. ft.)

4.2.2 The owner of a Mobile Home Park shall not cause or allow mobile home spaces to be used for recreation vehicles that are not occupied by a bonafide employed person.

##### **4.3 Signs and Fences**

(1) Subject to the provisions of Zoning Bylaw No. 264 and any amendments thereto, identification signs to a maximum height of 1.82 metres (6 feet) above ground and to a maximum area of 2.97 square metres (32 square feet) may be located at the principal entrance to the site.

(2) Maximum fence height is:

- (a) 1.83m (6 feet) for the portion of the fence that does not extend beyond the foremost portion of the principal building on a mobile home space;
- (b) 0.91m (3 feet) for the portion of the fence that does extend beyond the foremost portion of the principal building on a mobile home space; and

- (c) 1.83m (6 feet) for any fence not placed on a mobile home space.

#### 4.4 **Site Area**

The minimum site area for the mobile home park is 2.02 hectares (5 acres).

#### 4.5 **Density**

The maximum density for a mobile home park is 19.77 mobile home units per hectare (8 mobile home units per acre).

#### 4.6 **Mobile Home Space/Lot**

- (1) The minimum area for a mobile home space is 500 square metres (5,382 square feet).
- (2) The minimum width of a mobile home space is 15 metres (49.2 feet).
- (3) Each mobile home space shall be clearly marked off by suitable means.
- (4) All mobile home spaces shall:
  - (a) be drained properly;
  - (b) be clearly numbered;
  - (c) have a clearly discernible mobile home pad of compacted gravel or be surfaced with asphalt or concrete pavement. Mobile home pads shall have a minimum 0.6% longitudinal and/or 1.5% cross or crown gradient.

#### 4.7 **Site Coverage**

The manufactured home, additions to the manufactured home and accessory buildings shall not cover more than 40% of the mobile home space upon which it is situated.

#### 4.8 **Buffer Area**

- (1) To provide a buffer area, the mobile home spaces shall be located not less than 7.62 metres (25 feet) from that boundary of the park abutting a public street or highway and not less than 4.57 metres (15 feet) from the remaining boundaries of the park. These setbacks/buffer areas shall be suitably landscaped.
- (2) Within a buffer area
  - (a) no recreation or service areas, except for waterfront recreation or amenity areas, may be located;
  - (b) no mobile home area nor an owner's residential plot may be located;
  - (c) no building or structure may be erected or placed, except a sign, which may only be placed within 7.62 metres (25 feet) of any highway and a fence and a wall;
  - (d) no garbage disposal area and no part of any private sewage disposal system, other than such parts of such system as may be underground, shall be located;
  - (e) except where danger is involved, no plant material may be removed nor may any substance or 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 3.1 or 4.9(1)

- (a) for the purpose of establishing the buffer area, the mobile home park boundary is deemed to be the centerline 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 7.62 metres (25 feet) of any other boundary.

#### 4.9 **Setbacks**

- (1) No mobile home shall be located within 6.10 metres (20 feet) of another mobile home.
- (2) No part of any mobile home or any addition shall be located
  - (a) within 1.52 metres (5 feet) of side mobile home space lines;
  - (b) within 3.05 metres (10 feet) of the side mobile home space line which faces the main entrance side of the dwelling unit.
  - (c) within 3.05 metres (10 feet) of the side mobile home space line which abuts a flanking internal access road;
  - (d) within 4.57 metres (15 feet) of front and rear mobile home space lines.
- (3) The wall of accessory buildings are to be a minimum of 1.52 metres (5 feet) from the boundary of the mobile home space and 1.21 metres (4 feet) from the manufactured home, unless architecturally attached.
- (4) Maximum building or structure height is one storey.

#### 4.10 **Mobile Homes Per Space/Lot**

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

#### 4.11 **Groups and Clusters**

- (1) Notwithstanding subsection 4.6(1) and (2), 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) Each mobile home in a group or cluster shall have its own space which shall be clearly marked off by suitable means.

#### 4.12 **Skirting**

- (1) Skirtings shall be installed within 60 days of installation of a mobile home on a mobile home pad and shall have two easily removable access panels of a minimum width of 1.22 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 0.19 square metres (2 square feet) and providing at least 0.095 square metres (1 square foot) for every 46.45 square metres (500 square feet) of building area, for the purpose of providing cross ventilation beneath the mobile home.

#### 4.13 **Permissible Additions**

- (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 3.72 square metres (40 square feet);
  - (d) rooms (cabanos) 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 prefinished so that the design and construction shall complement the main structure.
- (3) All attached or accessory structures require a building permit and shall comply with the requirements of the B.C. Building Code.

#### 4.14 **Parking (Off-Roadway)**

- (1) Two, level, easily accessible car parking spaces are required near each mobile home.
- (2) Parking spaces shall be free of mud and graded for proper drainage.
- (3) Parking spaces for confectionery use shall be as required in the Off Street Parking Bylaw.

#### 4.15 **Owner's Residential Plot**

- (1) An owner's residential plot is permitted within a mobile home park if the area of the plot is not less than 500 square metres (5,382 square feet).
- (2) An owner's residence plot shall include sufficient area to provide one off-street parking space for owner's use and a minimum of 2 parking spaces for visitors and customers.

#### 4.16 **Accessory Buildings**

Accessory buildings may be constructed on each mobile home space, provided that:

- (a) All accessory buildings permitted pursuant to this bylaw shall be factory prefabricated units or of an equivalent quality and shall be painted or finished so that the design and construction shall complement the manufacture home; and
- (b) It does not exceed 3.65 metres (12 feet) in height.

### **5. RECREATION AREA**

- 5.1 (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 929.03 square metres (10,000 square feet) 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.

## **6. ACCESS, ROADWAYS and WALKWAYS**

### **6.1 Access**

- (1) No mobile home park shall be established or extended unless the highway access to the mobile home park is approved by the authority having jurisdiction.
- (2) A second access from a public highway separated by at least 60.96 metres (200 feet) from the first access, shall be provided to each mobile home park containing 50 or more mobile home spaces.

### **6.2 Roadways**

- (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) All roadways shall be designed, cleared, graded, drained and surfaced in accordance with the standards, plans and specifications prescribed and set out in Schedule "B" of the District of Sparwood Subdivision Control Bylaw No. 265, 1981, and all amendments thereto.

## **7. ANCILLARY BUILDINGS**

7.1 Ancillary buildings/confectionery building of a standard that meets the National Building Code applicable to commercial premises shall:

- (a) conform to the B.C. Building Code;
- (b) be located at least 4.57 metres (15 feet) 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.
- (g) conform to Provisional Public Health Regulations, Fire Service Regulations and any other Provincial, Federal and Local regulations applicable to the proposed use.

## **8. WATER SUPPLY**

8.1 The owner of a mobile home park shall provide a water supply system in accordance with the standards set out in Schedule "C" of the District of Sparwood Subdivision Control Bylaw No. 265, 1981 and all amendments thereto.

## **9. SEWAGE SYSTEMS**

9.1 The owner of a mobile home park shall provide a sewage system in accordance with the standards set out in Schedule "D" of the District of Sparwood Subdivision Control Bylaw No. 265, 1981 and all amendments thereto.

## **10. SEWAGE DISPOSAL**

10.1 The owner of a mobile home park shall provide for the disposal of all sewage and waste water from a sewer system by causing the sewer system to discharge into a public or into a private sewage disposal system. The design and installation of a private sewage disposal system shall conform to the requirements of the Health Act or the Pollution Control Act as the case may be.

## **11. DRAINAGE**

11.1 The owner of a mobile home park shall provide a drainage collection and disposal system in accordance with the standards set out in Schedule "E" of the District of Sparwood Subdivision Control Bylaw No. 265, 1981 and all amendments thereto.

**12. GARBAGE DISPOSAL**

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

**13. FIRE HYDRANTS**

- 13.1 Fire hydrants meeting the requirements of the municipality shall be installed and connected to the internal water supply of a mobile home park such that proper coverage is provided for the entire park by inscribing a circle of 60 metres (196.8 feet) radius from the proposed hydrant locations.

**14. STREET LIGHTING**

- 14.1 Street lighting shall be installed and maintained in accordance with the standards set out in Schedule "B" of the District of Sparwood Subdivision Control Bylaw No. 265, 1981 and all amendments thereto.

**15. SUPERVISION AND REPORTING**

- 15.1 The owner shall maintain all park equipment in or on the mobile home park in a clean, safe and sanitary condition.
- 15.2 Every mobile home park shall be kept free of inflammable debris and rubbish at all times.
- 15.3 Fires are permitted only in stoves, incinerators or other structures designed for that purpose
- 15.4 The owner shall report the installation of replacement of permitted additions in the mobile home park, with the exception of skirtings, to the authority having jurisdiction over the mobile home parks.
- 15.5 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.
- 15.6 Applicants for permission to operate a confectionery in a Mobile Home Park must provide satisfactory proof that the Mobile Home Park operator does not object to the application.

|                          |                  |        |        |      |
|--------------------------|------------------|--------|--------|------|
| READ A FIRST TIME THIS   | 5 <sup>th</sup>  | DAY OF | APRIL, | 1982 |
| READ A SECOND TIME THIS  | 5 <sup>th</sup>  | DAY OF | APRIL, | 1982 |
| READ A THIRD TIME THIS   | 5 <sup>th</sup>  | DAY OF | APRIL, | 1982 |
| RECONSIDERED AND FINALLY | 19 <sup>th</sup> | DAY OF | APRIL, | 1982 |
| ADOPTED THIS             |                  |        |        |      |

\_\_\_\_\_  
Mayor

(original signed by L.Montemurro)  
\_\_\_\_\_  
Clerk