

THE CORPORATION OF THE DISTRICT OF BURNABY

BURNABY

MOBILE HOME PARK BY-LAW

1972

BY-LAW NO. 6196

NOVEMBER, 1972

TABLE OF CONTENTS

<u>Section Number</u>	<u>SHORT TITLE</u>	<u>Page Number</u>
1.	SHORT TITLE	1
2.	PURPOSE	1
3.	DEFINITIONS	1
4.	APPLICATION	2
5.	REGULATIONS	3
5.1	General Requirements	3
5.2	Mobile Home Lots	3
5.3	Mobile Home Stands and Patios	4
5.4	Accessory Structures, Additions and Extensions	4
5.5	Buffer and Recreation Areas	4
5.6	Service Building	5
5.7	Streets, Sidewalks and Walkways	6
5.8	Illumination and Electrical Systems	6
5.9	Distribution and Storage of Gas or Fuel Oil	6
5.10	Refuse Handling and Disposal	6
6.	ADMINISTRATION AND ENFORCEMENT	6
7.	EFFECTIVE DATE OF BY-LAW	7

THE CORPORATION OF THE DISTRICT OF BURNABY

BY-LAW NO. 6196

The Mayor and Council of The Corporation of the District of Burnaby enacts as follows:

SECTION 1 SHORT TITLE

This By-law may be cited for all purposes as the "Burnaby Mobile Home Park By-law, 1972".

SECTION 2 PURPOSE

The purpose of this By-law is to regulate the development and use of land for mobile home parks and mobile homes within The Corporation of the District of Burnaby.

SECTION 3 DEFINITIONS

In this By-law, unless the context otherwise requires:

"ACCESSORY STRUCTURE" means any structural addition to the mobile home which includes awnings, canopies, carports, porches, sunshades, storage cabinets and similar appurtenant structures.

"BUILDING INSPECTOR" means the Chief Building Inspector of The Corporation of the District of Burnaby, and includes any person or persons designated by the Chief Building Inspector to act on his behalf.

"CORPORATION" means The Corporation of the District of Burnaby.

"ENGINEER" means the Municipal Engineer of The Corporation of the District of Burnaby, and includes any person or persons designated by the Municipal Engineer to act on his behalf.

"LICENCE INSPECTOR" means the Chief Licence Inspector of The Corporation of the District of Burnaby, and includes any person or persons designated by the Chief Licence Inspector to act on his behalf.

"MEDICAL HEALTH OFFICER" means the Medical Health Officer appointed under the Health Act for The Corporation of the District of Burnaby.

"MOBILE HOME" means a single family dwelling, factory built as a unit or units, suitable for year round occupancy, and capable of being drawn or moved from place to place.

"MOBILE HOME LOT" means an area of land located within a mobile home park occupied or intended to be occupied by one mobile home.

"MOBILE HOME PARK" means a parcel of land on which are installed, or intended to be installed, two or more mobile homes.

"MOBILE HOME STAND" means a paved area within a mobile home lot on which a mobile home is installed or is intended to be installed.

"MUNICIPALITY" means the Municipality of Burnaby.

"PERSON" includes any corporation, partnership, party, firm, association, organization, trust company or society and the heirs, executors, administrators, or other legal representative of such person to whom the context can apply according to law.

"SERVICE BUILDING" means a building housing administrative, recreational mobile home park maintenance, lavatory, laundry, washroom and such other facilities required by this regulation.

SECTION 4 APPLICATION

- (1) No person shall develop, construct, alter or extend a mobile home park except in compliance with the provisions of this By-law, the Burnaby Zoning By-law, the Burnaby Building By-law, and other By-laws of the Corporation, and the contrary shall be unlawful.

(2) All works and services, including sewage disposal, water distribution and drainage, shall be constructed and installed by the developer of the mobile home park in accordance with the provisions of the Burnaby Subdivision Control By-law.

(3) All plumbing and building in the mobile home park shall comply with the regulations of the Burnaby Building By-law.

(4) Nothing in this By-law shall be taken to relieve any person from complying with the provisions of any other By-law of the Corporation.

SECTION 5 REGULATIONS

5.1 General Requirements:

(1) No mobile home shall be located in a mobile home park for a period of less than 6 months.

(2) A mobile home park shall only be located on a well drained site that is above the high-water line, is at all times free of stagnant water pools, and is graded for rapid drainage.

(3) Every part of the land included in a mobile home park shall be contiguous with every other part except where the site is divided by public streets, lanes or service easements.

(4) No part of any mobile home park shall be used for non-residential purposes, except such uses that are required for the direct servicing and well-being of the park residents and for the management and maintenance of the park.

(5) All those portions of the mobile home park not occupied by buildings, mobile home stands, patios, parking areas, drive-ways, streets or walkways, shall be fully and suitably landscaped and properly maintained.

5.2 Mobile Home Lot:

- (1) No mobile home shall be located elsewhere in a mobile home park than on a mobile home lot.
- (2) Not more than one mobile home shall be located on each mobile home lot.
- (3) The limits of each mobile home lot shall be clearly marked on the ground by permanent flush stakes, markers or other suitable means.
- (4) A mobile home lot shall be of such elevation, distance and angle in relation to access streets that the placement and removal of a mobile home can be accomplished without infringement on other property, or allowing the undercarriage of the mobile home to make contact with the ground. It shall be such as to allow easy hook-up to utilities.

5.3 Mobile Home Stands and Patios:

- (1) Each mobile home lot shall be provided with a paved mobile home stand with minimum dimensions of 14 feet by 60 feet.
- (2) Each mobile home lot shall be provided with a paved outdoor patio of not less than 200 square feet in area and a minimum width of 10 feet. Such patio shall be accessible by means of a paved walkway to the mobile home entrance.

5.4 Accessory Structures, Additions and Extensions:

- (1) Each mobile home lot may include a carport, and an accessory storage cabinet with maximum dimensions of 4 feet by 8 feet. Such accessory structures shall not be located in a required front yard.

- (2) No other additions or extensions to mobile homes shall be permitted, with the exception of the following:
- (a) Skirting around the base of the unit, which shall include an easily removable access panel of a minimum width of 4 feet to provide access to the area enclosed by the skirting.
 - (b) Steps, open porches and canopies, to a maximum projection of 6 feet from the mobile home.
 - (c) Awnings and sun shades to a maximum projection of 4 feet from the mobile home.

5.5 Buffer and Recreation Areas:

- (1) Each mobile home park shall include within all its boundaries a buffer area of a minimum of 25 feet in depth which shall be suitably landscaped with planted material and/or natural growth to effectively screen the site which it encloses. Such buffer area shall not be used for any other purpose, except that it may be traversed, where necessary, by access roads to connect with the road system contained with the mobile home park.

- (2) Not less than 5 per cent of the mobile home park, excluding the required buffer area, shall be provided on a communal basis and developed exclusively for outdoor recreation purposes.

5.6 Service Building:

- (1) Each mobile home park shall include a service building with the following facilities:

- (a) Administrative office
- (b) Indoor recreation area
- (c) Storage area (unless alternative in Clause (1) of Section 5.4 is used)
- (d) Laundry and drying room, with one automatic washing machine and one dryer for every 40 mobile home lots or fraction thereof.

- (1) (e) Separate washrooms for male and female residents of the mobile home park, each to include one washbasin, one water closet, and one bathtub or shower for every 100 mobile home lots or fraction thereof.
- (2) Each service building shall be of permanent construction and comply with the Burnaby Building By-law and shall include the following requirements:
- (a) All interior finishes shall be smooth, hard, durable, highly water resistant, and contain a minimum of dirt catching or holding crevices, pockets or ledges.
- (b) A six-inch-high base along all walls shall be constructed of waterproof masonry or masonry composition which shall have rounded corners and shall be covered into the floor.
- (c) All floors shall be waterproof and slope to floor drains which connect with the sewer system.

5.7

Streets, Sidewalks and Walkways:

- (1) All streets located within the mobile home park shall be constructed with concrete curb and gutters and surfaced with asphaltic concrete to Corporation engineering specifications, and comply with the following standards:
- (a) Collector streets - 60 foot right-of-way widths with a 36 foot pavement between curb faces.
- (b) Local streets - 50 foot right-of-way widths with a 28 foot pavement between curb faces.
- (2) Concrete sidewalks to a minimum width of 5 feet shall be provided along at least one side of each street within the mobile home park.

- (3) Walkways for pedestrian access to common facilities and individual lots within the mobile home park shall be constructed of concrete or equivalent all weather surface to a minimum width of 3 feet.

- (4) Specifications for construction will be in accordance with the Burnaby Subdivision Control By-law.

5.8 Illumination and Electrical Systems:

- (1) Outdoor facilities and access ways to indoor facilities which are intended for evening or night use shall be illuminated and designed in accordance with the provisions of the Illuminating Engineering Society Lighting Handbook - the Standard Lighting Guide.

- (2) The electrical distribution system within the mobile home park, including telephone and television services, shall be provided by underground wiring. All electrical services shall meet the applicable provisions of the Canadian Electrical Code.

5.9 Distribution and Storage of Gas or Fuel Oil:

The installation, maintenance and operation of all equipment and appliances employed in the distribution, storage and disposal of gas, fuel oil, or other flammable liquids shall be in accordance with the regulations of the Fire Marshal Act.

5.10 Refuse Handling and Disposal:

The provisions, maintenance and storage of garbage and refuse containers, and the collection and disposal of garbage and refuse shall comply with the requirements of the Medical Health Officer.

6.1 Administration:

This By-law shall be administered by the Building Inspector or any other official of the Corporation who may be appointed by the Council.

6.2 Permits and Approvals:

Every person shall, before developing, constructing, altering or extending a mobile home park, obtain all necessary permits and approvals as required by the Burnaby Building By-law, the Burnaby Zoning By-law and the Burnaby Subdivision Control By-law.

6.3 Inspection:

The Building Inspector, or any other official of the Corporation who may be appointed by the Council, is hereby authorized to enter at all reasonable times, any mobile home park to ascertain whether the provisions of this By-law are being complied with.

6.4 Enforcement:

(1) Every person who violates any of the provisions of this By-law, or who causes, suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this By-law, or who neglects or refrains from doing anything required to be done by any of the provisions of this By-law, or who carries out or who suffers, causes or permits to be carried out, any development in a manner prohibited by or contrary to any of the provisions of this By-law, or who fails to comply with any order, direction or notice given under this By-law, shall be deemed to be guilty of an infraction of this By-law, and shall be liable to the penalties hereby imposed.

(2) Where any mobile home park or part thereof contravenes this By-law, the Building Inspector or any other official of the Corporation who may be appointed by Council, shall give to the owner or agent or the responsible persons, written notice specifying the violation, ordering the cessation thereof, and requiring such remedial measures to be taken or work to be done in the time and in the manner the notice shall specify. In the event of failure to comply, the Building Inspector, or any other official of the Corporation who may be appointed by Council, may cause such remedial measures to be taken or work to be done, and the cost thereof shall be recoverable by the Corporation by summary process at law in any court of competent jurisdiction. In the event of default of payment of such assessed costs, a charge shall be placed against the property and such costs, when certified by the Treasurer, shall be entered in the Collector's Roll and collected in the same manner as the taxes shown thereon.

6.5 Penalties:

Every person who violates any of the provisions of this by-law or who suffers or permits any act or thing to be done in contravention or violation of any of the provisions thereof or who neglects to do or refrains from doing anything required to be done by any of its provisions shall be guilty of an offence punishable on summary conviction and shall be liable to a fine not exceeding \$100.00 and in default of payment to imprisonment not exceeding 60 days.

SECTION 7 EFFECTIVE DATE OF BY-LAW

This By-law shall come into force and take effect upon the adoption thereof.

Read a First Time this 27th day of November, 1972

Read a Second Time this 27th day of November, 1972

Read a Third Time this 27th day of November, 1972.

Reconsidered and finally adopted by a two-thirds majority of all the members of the Council this 4th day of December, 1972.

J. Drummond
ACTING MAYOR

J. Mac
CLERK

