

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

"MOBILE HOME PARK REGULATION AND CONTROL BY-LAW, 1975, NO. 1505"

As amended by By-Laws No. 1647, 1693, 2155, and 2429

A By-Law to regulate and control the location,
use and occupancy of mobile homes and trailers,
to establish minimum standards governing the
construction and maintenance of mobile home parks.

CONSOLIDATED FOR CONVENIENCE ONLY
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WHEREAS it is deemed expedient to regulate and control the location, use and occupancy of mobile homes and trailers within the Municipality and to establish minimum standards governing the construction and maintenance of mobile homes and trailer courts to make them fit for human habitation and to generally protect the health of the inhabitants of the Municipality.

NOW, THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in open meeting assembled, ENACTS AS FOLLOWS:

Title

1. This By-Law may be cited for all purposes as "Langley Mobile Home Park Regulation and Control By-law, 1975, No. 1505."

Interpretation

2. In this By-Law, unless the context otherwise requires, the following words and expressions shall have the meaning hereinafter assigned to them:

"Approval" means approval in writing;

"Buffer area" means the buffer area described in the By-Law;

"Building Inspector" or Inspector means the Building Inspector of the District of Langley duly appointed by the Council and any other person duly authorized to act in that capacity;

"Council" means the Mayor and Council of the District of Langley;

"Dependent Mobile Home" means a trailer other than an independent trailer;

Interpretation (cont'd)

"Dependent Trailer" means a trailer other than an independent trailer;

"Floor Area" means an area on any storey of a building or mobile home that is occupied or intended for occupancy, but does not include exits, or attic, crawl or duct spaces;

"Independent Mobile Home" means a mobile home equipped with a water closet and a bath tub or shower, waste from both of which may be disposed directly into a sewer through a drain connection;

"Independent Trailer" means a trailer equipped with a water closet and a place for washing, wastes from both of which may be disposed of directly into a sewer through a drain connection;

"Lot" means any parcel, block, lot or other area in which land is held or into which land is subdivided, but does not include a highway or portion thereof;

"Lot Line" means the line of demarcation between adjoining lots or parcels or shown upon registered plans;

"Medical Health Officer" means the Medical Health Officer of the Municipality and shall include his duly authorized representative;

"Mobile Home" means a structure not less than 400 square feet in area, manufactured as a unit designed to be transported on its own wheels or by other means, and arriving at the site ready for occupancy apart from incidental operations and connections;

"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 service buildings;

"Mobile home park" means any parcel of land, upon which two or more mobile homes, occupied for dwelling purposes, are located, including all buildings, structures or accessories used or intended to be used as equipment for such mobile home park, but shall not include vehicle sales or other lands on which mobile homes are manufactured or placed solely for the purposes of storage or inspection and sale;

"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;

"Owner" means an owner, agent, lessor, or manager of, or any person who operates a mobile home park;

"Plumbing Inspector" means the duly appointed Plumbing Inspector of the Municipality, and any other person duly authorized to act in that capacity;

Interpretation (cont'd)

"Potable water" means water which is approved for drinking purposes by the Medical Health Officer;

"Public Health Inspector" means the duly appointed Public Health Inspector of the Municipality and any other person duly authorized to act in that capacity;

"Roadway" means an allowance within a mobile home park or trailer park, part or all of which is made suitable for normal vehicular use so vehicles can gain access to abutting spaces;

"Service building" means a building housing any toilet, bathing, or other sanitation facilities, or laundry or clothes-drying facilities;

PART I - MOBILE HOMES

General Provisions

3. (1) Deleted by Bylaw 1693 (11.28.77)
- (2) No person shall:
 - (a) locate, establish, construct, alter 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 By-law.
- (3) No person shall establish, construct, or alter a mobile home park until:
 - (a) written approval of plans and specifications is received from the Medical Health Officer, and
 - (b) a permit authorizing such establishing, altering or subdividing has been issued to him by the Building Inspector pursuant to this By-law.
- (4) No person shall locate a mobile home park except:
 - (a) on lands other than those excluded from the Agricultural Land Reserve and
 - (b) on a well-drained site that is above high-water line, is at all times free of stagnant pools, and is graded for rapid drainage.
- (5) All parcels of land included in a mobile home park site shall be contiguous.

General Provisions (cont'd)

3. (6) All additions and alterations thereof to mobile homes shall be in accordance with the building, plumbing, electrical and sewage disposal regulations in effect in the Municipality and shall comply in all respects with the requirements of the respective By-laws of the Municipality.
- (7) (a) No mobile home shall be located and occupied elsewhere in a mobile home park than on a mobile home area.
(b) No more than one mobile home shall be located on a mobile home space.
- (8) All mobile homes, while installed in a mobile home park, shall be restrained from moving.
- (9) Any part of a mobile home area may be designated as a space for the use of mobile homes, subject to the requirements of this By-law.
- (10) No person shall connect a mobile home to a water or sewer system unless the mobile home has a plumbing system designed and installed according to recognized standards with a vent trap for each fixture.
- (11) 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 pursuant to the By-law.
- (12) A copy of the plan required in clause (e) of Section 4 of this By-law and a copy of the Regulations under the HEALTH ACT made by Order-In-Council No. 3130, approved October 11, 1967, and as subsequently amended from time to time shall be posted in a protected place in each mobile home park for the reference of the residents.
- (13) 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 flammable liquids as fuel, and
 - (b) the storage and disposal of inflammable liquids and oils, and
 - (c) the installation, maintenance, carriage and use of compressed gas systems, shall be in accordance with the regulations of the FIRE MARSHAL ACT and the applicable By-laws of the Municipality.
- (14) No dependent mobile home shall be located in a mobile home park.

Application for a Mobile Home Park

4. (1) All applications for permits for the establishing, construction, or alteration of mobile home parks shall be made in writing to the Planning Department, 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) where the water to be provided does not come from a public water distribution system;
 - (i) 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, and
 - (ii) a certificate signed by the Medical Health Officer stating that the water from the source indicated on the map is potable and that the location and extent of the areas proposed for sewage disposal, waste-water disposal, and garbage disposal indicated on the map meet with his approval;
 - (e) Each application shall include a copy of the owner-tenant "Park Policy and Residency Contract" agreement;
 - (f) Four complete and legible sets of plans to scale showing:
 - (i) a location plan which shall consist of a map of convenient scale with the proposed site marked thereon together with the area, dimensions, and, the legal description of the parcel or parcels of land;
 - (ii) a site plan drawn to a scale of not less than one (1) inch to one hundred (100) feet showing the perimeter strip, roads, lanes if any, mobile home sites, open areas, playground areas, recreation areas, landscaped areas, recreation building, sewage collection and disposal areas;
 - (iii) a plan of sewage collection, treatment and disposal including details of trenching, backfilling, connections, traps, etc., also disposal fields and treatment methods, the said plans shall be drawn to scale of not less than one (1) inch to one hundred (100) feet, the drawings of details may be to any convenient scale;

Application for a Mobile Home Park (cont'd)

4. (1) (f) (iv) a plan of the water system showing all lines, valves, shut-offs, and connections together with the source or sources of potable water and if other than water from a municipal water supply the location of the well or wells, storage and pumping together with the buildings housing same, there shall also be shown details of trenches, backfilling, joints and connections, the plans shall be drawn to a scale of not less than one (1) inch to one hundred (100) feet, drawings of details may be to any convenient scale, water lines shall consist of asbestos-concrete pipes of not less than six (6) inches in diameter and shall be looped wherever possible.
- (v) plans of water and sewer systems shall be prepared by a qualified Engineer, shall bear his seal and signature thereon;
- (vi) a plan of the playground area showing the defined space, a list of playground equipment to be supplied and the location of the said equipment, for these purposes, swings, teeter-totters, sand boxes, jungle bars, and obstacles, shall be considered as minimum equipment, the playground area shall not be less than ten thousand (10,000) square feet in area with a minimum dimension of Eighty (80) feet, and shall be increased by one hundred (100) square feet for each and every mobile homesite exceeding twenty-five (25) feet, the said plan shall be drawn to a scale of not less than one (1) inch to ten (10) feet, septic disposal fields shall not be used for this purpose;
- (vii) a plan of the recreational area showing the defined space and the forms of recreation provided, of which there shall not be less than four (4) forms of recreation and of these at least three (3) of the following shall be provided - horse shoe pitch, shuffle board, giant checker board, volley ball court, badminton court, tennis court, and putting green, the recreational area shall not be less than twenty thousand (20,000) square feet in area and shall be increased by one hundred (100) feet, for each and every mobile homesite exceeding twenty-five (25), the said plan shall be drawn to a scale of not less than one (1) inch to ten (10) feet, septic disposal fields shall not be used for this purpose;

Application for Mobile Home Park (cont'd)

4. (1) (f) (viii) a recreational building shall be provided for the use and enjoyment of the residents of the mobile home park, the said building shall be adequately lighted and heated and shall contain not less than one thousand, five hundred (1,500) square feet together with the necessary facilities which shall include toilets, hand basins, and kitchen facilities;
- (ix) a plan of all landscaping and open spaces showing in detail the method and treatment of same and containing a list of shrubs, trees, flowers, and materials to be used, the said list shall be keyed to the plan, the plan may be drawn to any convenient scale.

Buffer Area

5. (1) Every mobile home park shall have immediately within all its boundaries a buffer area a minimum of twenty-five (25) feet in depth within which:
 - (a) No mobile home area nor an owner's residential plot may be located;
 - (b) no building or structure may be erected or placed, except a sign, which may only be placed within twenty-five (25) feet of any highway and subject to the restrictions and provisions of the Langley Sign By-law, and a fence and a wall;
 - (c) no garbage disposal or service area and no part of any private sewage disposal system, other than such parts of such system as may be underground, shall be located;
 - (d) except where danger is involved, no plant materials 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;
 - (e) the only roads permitted 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, and no road shall traverse the buffer area and give direct access from any public highway to any mobile home space;
 - (f) no recreation, amenity, or service areas, except for waterfront recreation or amenity area, may be located.

Buffer Area (cont'd)

5. (2) Where a mobile home park is separated from the neighbouring property by a body of water, then, notwithstanding the provisions of clause (1) hereof:
 - (a) for the purpose of establishing the buffer area, the mobile 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 twenty-five (25) feet of any other boundary.

Placement of Mobile Homes and Permissible Additions

6. (1) Within a mobile home area no part of any mobile home or any permissible addition shall be:
 - (a) on land that is not level and kept free from drainage from adjacent land;
 - (b) closer than fifteen (15) feet from any roadway within the park;
 - (c) closer than twenty (20) feet from any other mobile home, except that the separation between a mobile home and an enclosed addition or between two enclosed additions may be reduced to twelve (12) feet, and end to end separation between mobile homes or enclosed additions may be reduced to ten (10) feet; (Bylaw 2429 - 06.09.1986)
 - (d) closer than twelve (12) feet from any open type addition except in the case of an open carport which may be reduced to a minimum of five (5) feet; (Bylaw 1647 - 05.30.1977)
 - (e) allowed to project over the boundary of any mobile home;
 - (f) no enclosed addition shall exceed two hundred and fifty (250) square feet in area. (Bylaw 2429 - 06.09.1986)
- (2) (a) One (1) level easily accessible car-parking space shall be provided near each mobile home. In addition, for every four mobile homes, one (1) additional car-parking space shall be provided;
- (b) for every six (6) mobile homesites at least one recreational vehicle parking space shall be provided, the said spaces shall be contained within a fenced and screened compound easily accessible to the residents of the mobile home park and shall be used for the storage of boats and boat trailers, campers and tent trailers, motor homes and similar equipment.

Placement of Mobile Homes and Permissible Additions (cont'd)

6. (3) Skirtings shall be provided and shall contain an easily removable access panel of a minimum width of four (4) feet to provide access to the area enclosed by the skirting. (Bylaw 2429 - 06.09.1986)

Owner's Residence Plot

7. (1) An owner's residential plot shall be permitted within a mobile home park if the area of the plot is:
 - (a) not less than thirty-five hundred (3500) square feet where the residence is connected to a public sewer or the approved sewage-disposal system of the mobile home park; or
 - (b) where it is not connected with a sewer or the approved sewerage disposal system of the mobile home park not less than thirty-five hundred (3500) square feet plus the area required for an approved sewage disposal system.
- (2) The owner's residential plot shall abut a roadway of a minimum width of twenty-five (25) feet.

Administration Office

8. Every mobile home park shall contain a building to accommodate an administration office. This building shall conform in all respects to the Building, Plumbing, and Electrical regulations of the Municipality and may provide for such other uses as are permitted by the Municipal Zoning By-law.

Roads

9. (1) Roads shall have a minimum pavement width of twenty-four (24) feet;
- (2) Roads, driveways, and lanes shall be constructed with good engineering practice and to the satisfaction of the Municipal Engineer;
- (3) All roadways, driveways, lanes and public parking shall be surfaced with asphalt or concrete pavement and shall be kept in good repair.
- (4) Where curbs are provided, driveway recesses on the curb shall have a driveway rise equivalent to the curb height so as to maintain the function of the surface storm system and protect properties from surface flooding.

Water Supply

10. (1) The owner of each mobile home park shall provide a water supply system to furnish a constant supply of potable water that is under a minimum pressure of twenty (20) pounds per square inch at all outlets. Such a water system shall be designed in accordance with the British Columbia Plumbing Code.
- (2) Potable water shall be distributed to:
 - (a) each service building;
 - (b) each space that is designated for a mobile home.
- (3) Water shall not be distributed to any terminal from which the water would not be intercepted by an approved sewage fixture, nor to any space that is not provided with an approved mobile home drain terminal connected to a sewer as required by Section 10 (2) of this By-law;
- (4) Each water distribution branch line serving a space designated for the use of a mobile home shall have a minimum diameter of one-half (1/2) inch.
- (5) An approved back-flow preventer shall be installed on each water distribution branch line serving each space designated for the use of a mobile home. Such back-flow preventer shall be near the outlet valve and shall be adequately protected from frost and shall be at least twelve (12) inches above the surrounding grade.

Sewer Systems

11. (1) The owner of each mobile home park shall provide for the disposal of all waste water and of all body wastes that are generated within the mobile home park by providing a sewer system connected to all plumbing fixtures and sewer laterals in the mobile home park. The said sewer system shall be designed in accordance with the Plumbing By-law of the Municipality and its design and installation shall be subject to the approval of the Medical Health Officer and the Plumbing Inspector.
- (2) In each space designated for the use of a mobile home, a sewer lateral shall terminate above the surrounding grade. This terminus shall be a four (4) inch approved gas-tight fitting with threaded cleanout. Each terminus fitting shall be protected at grade by a concrete pad measuring not less than four (4) inches in thickness and eighteen (18) inches square.
- (3) All outdoor vents shall be in accordance with the Plumbing By-law in force in the Municipality.

Sewer Systems (cont'd)

11. (4) A cleanout shall be installed wherever a sewer line changes direction more than forty-five (45) degrees. All outdoor cleanouts shall be approved type brass plugs that shall be accessible; their position shall be indicated on the ground. All parts of any cleanout extension shall be cast iron and terminate at a protected location either below access covers or in a concrete pad. A cleanout may be omitted at the upstream end of a sewer line serving mobile homes, provided that the uppermost terminus serves a mobile home and is designed and constructed for use as a cleanout point.
- (5) For the purpose of determining pipe sizes, each space designated for use of a mobile home shall be considered as having a hydraulic load of eight (8) fixture units.
- (6) All standpipes that are provided because of any requirements of this By-law or other regulation governing mobile home parks shall discharge into a sink or receptor discharging into a sewer line or, with the approval of the Medical Health Officer and Plumbing Inspector, a waste-water soak pit.

Sewage Disposal

12. (1) The owner of each mobile home park shall provide for the disposal of all sewage and waste water from a sewer system by causing the sewer to discharge into a public sewer, or where a public sewer is not available, into a private disposal system. The design and installation of such private sewage disposal system shall be subject to the approval of the Medical Health Officer.
- (2) For the purpose of calculating the size of a collective sewage disposal system, each mobile home shall be considered as producing a minimum flow of one hundred and fifty (150) gallons per day. If the system is a septic tank, the tank shall have in addition one hundred and fifty (150) gallons sludge storage per mobile home space. No septic tank for such collective disposal system shall have a capacity of less than eleven hundred (1100) gallons.
- (3) No septic tank or other disposal plant shall be less than three (3) feet from any mobile home (including a permitted addition) or building.
- (4) The minimum distance between a mobile home (including a permissible addition) or building and the weeping tile in any subsurface disposal field shall be ten (10) feet.
- (5) No part of the septic tank or subsurface disposal field or other disposal plant shall be located under any road, or parking area, or footpath.

Garbage Disposal

13. (1) The owner of each mobile home park shall be responsible for:
- (a) the disposal of all garbage in fly-tight metal containers in ample number at convenient locations;
 - (b) maintaining the said containers so that they shall not become foul smelling, unsightly, or a breeding place for flies;
 - (c) providing racks or holders for all refuse containers; Such racks or holders shall be so designed as to prevent the containers from being tipped to minimize spillage and container deterioration, and to facilitate cleaning around them.
 - (d) providing for the collection and disposal of all garbage and refuse at least weekly. All such materials shall be collected and transported in covered vehicles or covered containers to an approved disposal site.
- (2) If garbage is to be disposed of on the site, the methods and locations shall be approved by the Medical Health Officer.
- (3) (a) Each mobile home park may be equipped with an incinerator, constructed of brick material to the satisfaction of the Building Inspector, for the burning of rubbish, garbage or refuse from the mobile homes within such park. Destruction of rubbish, garbage, or refuse by burning in the said incinerator shall be conditional upon no nuisance being created and subject to the approval of the Medical health Officer and Fire Prevention Officer of the Municipality.
- (b) Incinerators shall only be fired when attended by some person specifically authorized by the owner of the mobile home park.

Electricity

14. An adequate electrical outlet shall be provided for each mobile home space. This installation shall comply with all provisions of the Provincial Public Works Electrical Inspection Department. All such electrical outlets shall be weather proof. All on-site wiring shall be underground, area and parking lighting shall be of the decorative type.

Fire Protection

15. (1) All mobile home areas shall be kept free of litter, rubbish, and other inflammable materials.
- (2) Portable fire extinguishers of a type and size approved by the Municipal Fire Prevention Officer shall be kept in service buildings and in all other required locations specified by the Fire Prevention Officer and shall be maintained in good operating condition.
- (3) When a public water supply is available to the Mobile Home Park, fire hydrants adequately connected to said public water supply system shall be provided within five hundred (500) feet of each mobile home space.
- (4) Fires shall be made only in stoves, incinerators or other equipment designed for such use.
- (5) Where no public water supply is available to the Mobile Home Park, the Mobile Home Park shall be provided with a water supply designed in accordance with the 1981 Fire Underwriters Survey guide entitled "Water Supply for Public Fire Protection" and constructed to the standards contained in the "Langley Subdivision and Development Control By-law No. 1801", all of which are incorporated into and made a part of this By-law.
(Bylaw 2155 - 12.06.1982)

Supervision

16. (1) The owner shall maintain all equipment in or on the mobile home park in a clean, safe, and sanitary condition.
- (2) The owner shall take adequate steps to exterminate vermin and keep the mobile home park free therefrom.

Enforcement

17. (1) No person shall allow or cause the public or any member of the public to use a mobile home park for the installation of a mobile home for storage, living, or sleeping purposes unless the furnishings, facilities, installations, and equipment of the mobile home and mobile home park are in accordance with this By-law.

Permit Fees

18. The permit fees for each mobile home park permit shall be as follows:
- (1) Construction permits: Five Dollars (\$5.00) for each mobile home space.
 - (2) Plumbing Permit: Five Dollars (\$5.00) for each mobile home space connection.
 - (3) Building, Plumbing, Electrical and Oil Burning Permits: The permit fees payable with respect to construction of all service buildings, owner's residence or other structural facility within the mobile home park shall be in accordance with the pertinent By-laws of the Municipality from time to time in force and all workmanship, materials and methods shall conform to said By-law requirements.

No permit shall be issued by the Building Inspector until written approval has been received from the Medical Health Officer pursuant to the provisions of Section 3 (2) of this By-law.

Inspections

19. (1) The Medical Health Officer is hereby authorized and directed to make inspections to determine the condition of mobile home parks located within the Municipality, in order that he may perform his duty of safeguards the health and safety of the occupants thereof and of the general public.
- (2) The Medical Health Officer shall have the power to enter, at reasonable times, upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this By-law.
- (3) The Medical Health Officer shall have the power to inspect the register containing a record of all mobile homes and the occupants using the mobile home park.
- (4) It shall be the duty of the owners or occupants of mobile home parks and the mobile homes contained therein and of the person in charge thereof, to give the Medical Health Officer free access to such premises at reasonable times for the purpose of inspection.
- (5) It shall be the duty of every occupant of a mobile home park to give the owner thereof, or his agents or employees, access to any part of the mobile home park for the purpose of making such repairs or alterations as may be necessary to effect compliance with this By-law or any lawful order issued pursuant thereto or pursuant to the "Health Act" of British Columbia.

Site and Other Requirements

20. All mobile home parks designed for the accommodation of mobile homes shall be constructed in conformity with the following site and other requirements:

- (1) Where a mobile home park adjoins property which is zoned for residential use the buffer area immediately adjacent to such property shall be screen planted and landscaped.
- (2) All buffer areas shall be landscaped or otherwise beautified to provide an attractive appearance.

MOBILE HOMES

- (3) (a) The minimum site required for each mobile home space shall be three thousand six hundred (3,600) square feet and a minimum width of forty (40) feet.
- (b) Each mobile home space shall front upon a roadway of not less than twenty four (24) feet in width and having unobstructed access to a public highway.
- (c) All such roadways shall be kept in good repair.
- (d) All roadways shall be well marked and shall be lighted during the hours of darkness.
- (e) Each mobile home space shall be surfaced with asphalt or concrete pavement.
- (f) Areas for the parking of motor vehicles shall be provided pursuant to Section 6 (2) of this By-law and all such areas shall be surfaced with asphalt or concrete pavement and shall be kept in good repair.
- (g) Each mobile home area shall be completed in accordance with the requirements of this By-law prior to the licensing of same for occupancy.
- (h) In any mobile home park development the maximum density of mobile homes shall not exceed eight (8) units to the acre.

Registration of Mobile Homes

21. Registration of mobile homes and occupants thereof shall conform to the provisions of the TOURIST ACCOMMODATION REGULATION ACT.

