

**REGIONAL DISTRICT OF NANAIMO**

**BYLAW NO. 500**

**SCHEDULE '3D'**

**RESIDENTIAL MOBILE HOME PARK  
REGULATIONS AND STANDARDS**

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**RESIDENTIAL MOBILE HOME PARK REGULATIONS AND STANDARDS**

Mobile home parks shall be established or extended in accordance with the following regulations and standards:

**1. GENERAL REQUIREMENTS**

- 1) No person shall establish, construct, alter or subdivide a mobile home park until written approval of detailed plans or specifications is received and a Mobile Home Park Permit is issued by the Regional District.
- 2) Nothing contained in this Schedule shall relieve any person from obtaining the necessary building permits and approvals for buildings and structures constructed, located or relocated in a mobile home park.
- 3) A copy of the Mobile Home Park Permit, a copy of this Schedule, and Part 3.4.66 of this Bylaw shall be permanently posted in the mobile home park office for the reference of mobile home park occupiers.

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

**2.1 Application**

All applications for approval of plans and specifications shall be made in writing to the Regional District and shall include 2 full sets of working drawings to scale showing:

- a) the name and address of the applicant;
- b) the legal description of the land on which the proposed mobile home park is to be established, constructed, altered or extended;
- c) a north arrow and notations of scales used;
- d) the parcel dimensions;
- e) the location and dimensions of the setback area;
- f) the number, location, dimensions and designation of all mobile home spaces;
- g) the location, dimensions and grade of all internal access roads and their relationship to existing highways;
- h) the location and dimensions of all recreation or common areas;
- i) the location and dimensions of the owner's or manager's dwelling unit and all other accessory buildings;
- j) the location and details of the source of potable water supply, treatment plants, distribution lines and outlets;
- k) the location and details of all connections to the sewer, sewer lines, septic tank and subsurface disposal fields;
- l) the location and details of all on-site refuse disposal areas;
- m) a landscaping plan for the mobile home park;
- n) all watercourses or water frontage within or adjacent to the mobile home park;
- o) all steep banks or slopes within or adjacent to the land concerned; and
- p) any other information the Regional District may deem necessary.

## **2.2 Permit Application Fee**

Each application for a Mobile Home Park Permit shall be accompanied by an application fee of \$25.00 for the first mobile home space and \$10.00 for each additional mobile home space shown on the mobile home park plan.

## **2.3 Approval of Application and Permit**

- 1) No person shall establish, construct or alter a mobile home park without a Mobile Home Park Permit issued by the Regional District.
- 2) 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 as approved and for which a permit has been issued.
- 3) A Mobile Home Park Permit shall not be issued until the necessary permits and approvals have been granted by the other authorities also having jurisdiction.
- 4) Subsequent to examination of an application the Regional District shall notify the applicant in writing within 60 days that either a Mobile Home park Permit is issued or that it is refused and the reasons therefore.
- 5) In the event that after the issuance of a Mobile Home Park Permit, the construction authorized thereunder is not commenced within 180 days from the date of issuance, then such permit shall be void, and the work shall not be commenced until a new permit has been issued and the fee paid.

## **3. STANDARDS**

### **3.1 Mobile Home Spaces**

- 1) Every mobile home space shall:
  - a) have a minimum area of 370 m<sup>2</sup>;
  - b) have a maximum of 6% longitudinal and 15% cross or crown gradient;
  - c) have 1 conveniently located parking space in the mobile home space area, and such parking space shall have a minimum width of 3.0 m and a minimum length of 6.0 m;
  - d) be properly drained;
  - e) be clearly numbered; and
  - f) have a clearly discernible mobile home pad.
- 2) No mobile home shall be located elsewhere in a mobile home park than on a mobile home space, and not more than 1 mobile home shall be located on a mobile home space.

### **3.2 Mobile Home Standards**

- 1) Every mobile home located on a mobile home space shall be supported by a double blocking system of blocking in which blocks of alternate courses are placed at 90 degrees.
- 2) In a mobile home:
  - a) the installation of all woodstoves and chimneys;
  - b) the installation and maintenance of all oil burners and oil-burning equipment and appliances using inflammable liquids as fuel;
  - c) the storage and disposal of inflammable liquids and oils;
  - d) the installation, maintenance, carriage and use of compressed gas systems;
  - e) the plumbing and electrical installation; and
  - f) the connections to services; shall be in accordance with the regulations of the authority having jurisdiction.

- 3) Skirtings shall be installed within 60 days of installation of a mobile home on a mobile home pad.

### **3.3 Accessory Building and Structures**

- 1) One storage shed or utility building may be constructed on each mobile home space provided that the building has:
  - a) a maximum height of 2.5 m;
  - b) a maximum floor area of 9.0 m<sup>2</sup>.
- 2) Common accessory buildings and structures shall be limited to buildings and structures generally intended for the common use of mobile home park occupiers and includes facilities for storage, laundry, service and recreation.

### **3.4 Owner's or Manager's Dwelling Unit**

The space allotted for the owner's or manager's dwelling unit shall be developed in the same manner as a mobile home space where applicable, except where the residence is not a mobile home, then the minimum space allotted shall be 500 m<sup>2</sup>.

### **3.5 Siting**

No part of any mobile home or any addition shall be located within:

- a) 6.0 m of another mobile home or addition thereto;
- b) 2.0 m of an internal access road or common parking area;
- c) 1.5 m of rear and side mobile home space lines;
- d) 6.5 m of any common accessory building.

### **3.6 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 highway separated by at least 60.0 m from the first access shall be provided for each mobile home park containing 50 or more mobile home spaces.
- 3) Access to all parts of a mobile home park shall be by way of the internal access roads and no part of a mobile home park shall have direct access from a highway.

### **3.7 Layout**

The minimum frontage of each mobile home space on the internal access road shall be 12.0 m, except in the case of a mobile home space abutting a cul-de-sac the minimum frontage shall be 6.0 m.

### **3.8 Internal Access Roads**

- 1) All internal access roads within a mobile home park shall be:
  - a) of a hard durable surface so as not to produce dust;
  - b) well drained;
  - c) maintained;
  - d) adapted to the topography.
- 2) The maximum grade of all internal access roads shall be 7%.
- 3) The minimum internal access road width requirements shall be as follows:
  - a) access roads from a mobile home park to a highway shall have a minimum surfaced width of 6.5 m and a right of way width of 15.0 m, and no parking shall be allowed on such internal access roads.

- b) all other internal access roads:
  - i) with parking on both sides shall have a minimum surfaced width of 11.0 m and a right of way of 14.0 m;
  - ii) with parking on one side shall have a minimum surfaced width of 8.5 m and a right of way of 12.0 m;
  - iii) with no parking shall have a minimum surfaced width of 5.0 m and a right of way of 12.0 m.
- 4) Cul-de-sacs shall not exceed 100 m in length.
- 5) Dead-end internal access roads and cul-de-sacs shall have a turning circle right of way at the dead end with a radius of at least 12.0 m.

### **3.9 Parking**

For every 2 mobile home spaces, 1 additional parking space shall be provided, and shall:

- a) be located in the internal access road or in grouped parking areas of no larger than 20 parking spaces;
- b) have a minimum width of 3.0 m and a minimum length of 6.0 m;
- c) be provided and maintained with a hard durable surface that does not produce dust;
- d) be property drained.

### **3.10 Buffer Area**

- 1) To provide a buffer area, no mobile home space shall be located within the setback areas provided in Part 3.4 of this Bylaw.
- 2) Within a setback required pursuant to Part 3.4 of this Bylaw the following shall not be located:
  - a) recreational or service areas, except for waterfront recreation or amenity areas;
  - b) mobile home spaces or the owner's or manager's residence;
  - c) any building or structure, except a fence, a wall or mobile home park identification sign not exceeding 1.5 m<sup>2</sup> in area;
  - d) a sewage disposal system;
  - e) vehicle parking;
  - f) internal access roads, except those that directly connect the road system of the mobile home park to a highway.

### **3.11 Recreation Area**

- 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; and for the purpose of calculating recreational space requirements, any indoor recreational space provided shall be counted as double its actual floor area.
- 2) The recreation areas shall not include setback areas, parking areas, common accessory buildings, internal access roads and mobile home spaces.
- 3) In mobile home parks where more than 1000 m<sup>2</sup> of recreation space is required, 2 or more recreation areas may be provided.
- 4) Recreation areas in the mobile home park, except indoor recreation facilities, shall be of grass or asphaltic surface and shall be property landscaped.

### **3.12 Refuse Disposal**

- 1) No person residing in a mobile home park shall dispose of refuse or any sort of waste except in accordance with the arrangements made by the owner or manager of the mobile home park, and approved by the authority having jurisdiction.

- 2) The owner or manager of a mobile home park may establish 1 or more containers within the park for the collection of refuse. Such containers shall be durable, insect-tight, water-tight and rodent-proof.

### **3.13 Water System**

- 1) Pursuant to Part 3.4 of this Bylaw, in the event that the number of mobile homes per mobile home park does not require the provision of a community water system, then every mobile home park shall have a water supply system built to the standards of the Regional District of Nanaimo, as specified in Schedule '4C' of this Bylaw.
- 2) The water supply system shall furnish a constant supply of potable water that is under a minimum working pressure of 200 kPa and not over a maximum working pressure of 350 kPa at all outlets.
- 3) The water supply system shall distribute water to each:
  - a) accessory building, if required;
  - b) mobile home space by a distribution branch line with a minimum diameter of 18 mm;
  - c) hydrant;
  - d) hose bib.

### **3.14 Sewage Disposal**

Pursuant to Part 3.4 of this Bylaw, in the event that the number of mobile homes per mobile home park does not require the provision of a community sewer system, then every mobile home park shall be served by a septic disposal system constructed to the standards of the authority having jurisdiction.

### **3.15 Fire Hydrants**

Fire hydrants meeting the requirements of the Regional District as specified in Schedule '4C' of this Bylaw shall be installed and connected to the internal water supply of a mobile home park so that no mobile home space is beyond 120 m from a fire hydrant, as measured along the internal access road.

### **3.16 Streetlighting**

Streetlighting shall be installed and maintained to adequately illuminate the traveled portion of the internal access roads at the following locations:

- a) the intersection of internal access roads and a highway;
- b) all internal intersections;
- c) the turning circle of cul-de-sacs;
- d) any point at which an internal access road changes direction 30 degrees or more.