

Explanatory Table of Changes: Current Bylaw No. 275 Mobile Home Park to Proposed Bylaw No. 4367 Manufactured Home Park Bylaw for the Electoral Areas

Current Bylaw 275 Mobile Home Park	Proposed Bylaw 4367 Manufactured Home Park	Rationale
Bylaw to regulate the establishment, extension design, and servicing of mobile home parks, pursuant to Section 714 (1) of the <i>Municipal Act</i> .	A bylaw to regulate the construction and layout of manufactured home parks.	The board's authority under <i>Local Government Act</i> (LGA) s. 298(1) enables it to: (j) regulate the construction and layout of trailer courts, manufactured home parks and camping grounds and require that those courts, parks and grounds provide facilities specified in the bylaw; (k) provide that a trailer or manufactured home must not be occupied as a residence or an office unless its construction and facilities meet the standards specified in the bylaw.
Definition: "mobile home park" means a residential use of a lot on which are located two or more mobile homes, and which is governed by the Cowichan Valley Regional District Mobile Home Park Bylaw No. 275, 1976, but specifically excludes campsites as defined by the Campsite Regulations of the <i>B.C. Health Act</i> ;	Definition: "manufactured home park" means one or more parcels of land operated by a single business entity that are used for the placing and residential occupancy of two or more manufactured homes in accordance with the <i>Manufactured Home Park Tenancy Act</i> ;	Updated
Administration Section deleted	Inspection authority moved to Section 4.2	Remove unnecessary content.
Any person who violates the provision of this bylaw by default, neglect, refusal,	Any person who violates the provisions of this bylaw by default, neglect, refusal or failure to comply with any of its provisions	Maximum bylaw fine is now \$50K.

or failure to comply with any of its provisions shall be guilty of an offence against this bylaw and shall be liable upon summary conviction to a penalty not exceeding \$1,000.00 and not less than \$100.00 therefore.	shall be guilty of an offence against this bylaw and shall be liable upon summary conviction to a penalty not exceeding \$50,000.00.	
No person shall: a) locate, establish, construct, alter, <u>subdivide</u> , 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.	No person will a) establish, construct, alter or operate a manufactured home park; or b) cause or allow a manufactured home to be placed or installed or to remain in a manufactured home park in contravention of this bylaw.	'subdivide' is beyond the board's authority under s. 298.
No person shall establish, construct, alter, or <u>subdivide</u> a mobile home park until written approval of plans and specifications is received from the person appointed under Section 5 to administer this bylaw.	No person will establish, construct or alter a manufactured home park until written approval of plans and specifications is received from the person appointed by the Regional District to administer this bylaw.	'subdivide' is beyond the board's authority under s. 298.
The owner of a mobile home park shall supply the Cowichan Valley Regional District with proof of adequate water quantity and quality. This will include reports of all <u>24</u> hour pump tests, accredited well drillers certification, along with the Ministry of Health certification as to the quality of water and approval from the Environmental Division, Ministry of Environment (#543 – May 14, 1980).	The owner of a manufactured home park will supply the Regional District with proof of adequate water quantity and quality. This will include reports of all 72-hour pump tests, accredited well drillers certification, along with any certification or approval of the water supply system required under the <i>Drinking Water Protection Act</i> .	Update pump test requirements (duration) and referenced legislation.
Written approval under subsection 9.2 shall not be given until a <u>sewage disposal</u> permit has been issued and water supply/source system has been proven as outlined in <u>Section 711(i)(f) of</u>	Written approval under subsection 7.3 will not be given until a) where the manufactured home park will not be connected to a sewage collection system operated by the	Sewage disposal permits do not exist Obsolete reference

<p>the <u>Municipal Act</u>, meets Cowichan Valley Regional District standards and has been approved by authority having jurisdiction (Bylaw #543 – May 14, 1980).</p>	<p>Regional District, the information required under the Sewerage System Regulation under the <i>Public Health Act</i> or the Municipal Wastewater Regulation under the <i>Environmental Management Act</i>, as the case may be, has been filed with the applicable provincial authority, and provincial approvals required under such enactments has been obtained, and</p> <p>b) where the manufactured home park will not be connected to a community water system, any provincial approval required for a water supply system has been obtained.</p> <p>c) new manufactured home parks must include sewage disposal facilities that are community sewer systems or a system approved by the Ministry of Environment under the Municipal Wastewater Regulation.</p>	<p>C) is added to clarify requirements for new manufactured home parks.</p>
<p>No person shall locate a mobile home park:</p> <p>a) except in areas of land free of stagnant pools and that are graded for rapid drainage;</p> <p>b) within 30 metres (100 feet) of the natural boundary of the sea or lake;</p> <p>c) within 30 metres (100 feet) of the natural boundary of any water course or community water well (#543 – May 14, 1980);</p> <p>d) on any site lower than 60 centimeters (2 feet) above the one in two hundred</p>		<p>b) c) d) make this a floodplain bylaw under s. 524 rather than a mobile home park (MHP) bylaw.</p>

year flood level where it can be determined, or if not, not less than 4.5 metres (15 feet) above the natural level of a lake, and any other watercourse, nor less than 3 metres (10 feet) above the natural boundary of the sea in the immediate flood hazard area.		
All mobile homes, while installed in a mobile home park, shall be secured by anchoring to comply with the <i>National Building Code</i> to meet earthquake standards and maximum wind loads for the particular mobile home park area.		Contrary to the <i>Building Act</i> - unauthorized local building requirement. This is covered by <i>BC Building Code (BCBC)</i> .
No person shall connect a mobile home to a plumbing system in a mobile home park unless the plumbing system is designed and is in accordance with Canadian Standards Association standards for mobile homes which include: a) a trap for each fixture, and b) each trap being vented.		These are also building standards that are offside the <i>Building Act</i> .
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 and the appropriate authority having jurisdiction.	No person will dispose of household garbage or refuse or any sort of waste in a manufactured home park except in facilities provided by the operator of the manufactured home park or by a solid waste or recycling contractor engaged by the operator to remove waste or recyclable materials from the manufactured home park.	Board authority is limited to requiring the owner to provide garbage collection facilities in the MHP.
In mobile homes located in a mobile home park:		Regulations dealing with installation within mobile homes are offside the <i>Building Act</i> . Regarding storage/disposal of liquids the

<p>a) the installation and maintenance of all oil burners and oil burning equipment and appliances using flammable liquids as fuel;</p> <p>b) the storage and disposal of flammable liquids and oils; and</p> <p>c) the installations, maintenance, carriage, and use of compressed gas systems;</p> <p>shall be in accordance with the regulations of the <i>Fire Marshall Act</i></p>		<p>regulation likely overlaps provincial law or maybe the Regional District's (RD) fire services bylaw.</p>
<p>The minimum parcel size required for a mobile home park shall be a minimum of 2 hectares (5 acres) (#543 – May 14, 1980).</p>		<p>Outside the s. 298 authority. Minimum site area for MHP are established in zoning bylaws.</p>
<p>The maximum number of mobile home sites shall:</p> <p>a) comply with the electoral area zoning bylaw, or</p> <p>b) be a maximum of 15 (6) times the number of useable hectares (acres) contained in the entire mobile home park.</p>	<p>The number of manufactured home sites in a manufactured home park shall not exceed 15 times the number of hectares in the manufactured home park (six times the number of acres) or the maximum number permitted by the applicable zoning bylaw</p>	<p>The 'or' makes this a zoning bylaw rather than a MHP bylaw.</p>
<p>A valid access permit must be obtained from the Ministry of Transportation and Highways for access onto any public highway with such access being for the safe purpose of allowing entry to and access from the mobile home park (#543 – May 14, 1980).</p>		<p>Redundant - covered in provincial law.</p>
<p>A mobile home park shall not include a mobile home sales area or other lands on which mobile homes are placed for the purpose of sale, storage or inspection.</p>		<p>This is a matter for zoning bylaws. To be addressed in the modernized zoning bylaw.</p>

that approval be obtained from the Environmental Engineering Division, Ministry of Environment for the proposed waterwork systems (#543 – May 14, 1980).	evidence that approvals of provincial authorities required for domestic water supply have been obtained;	Updated
All foundations for the support of mobile homes shall be designed and installed in accordance with the <i>National Building Code</i> .		Offside the <i>Building Act</i> . This building would have to comply with the <i>BCBC</i> , not the <i>National Building Code</i> .
The owner of a mobile home park shall provide for 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. This sewer system shall be engineered and designed in accordance with the plumbing regulations or with the corresponding bylaws or regulations in force in the Cowichan Valley Regional District in which the park is situated. The design and installations of a private sewage disposal system shall be subject to the approval of the <u>Medical Health Officer</u> or the <u>authority having jurisdiction</u> .	The owner of a manufactured home park shall provide for disposal of all wastewater generated within the manufactured home park by providing a sewer system connected to all plumbing fixtures and sewer laterals in the manufactured home park. This sewer system shall be engineered and designed in accordance with any Regional District bylaw enacted under s. 506 of the <i>Local Government Act</i> and any provincial approval or authorization required <u>under the <i>Public Health Act</i> or the <i>Environmental Management Act</i></u> .	Updated

The Owner of a mobile home park shall provide for the disposal of all sewage and wastewater from a sewer system by causing the sewer to discharge into a public sewer or into a private disposal system designed in accordance with the plumbing regulations and engineered design with the corresponding bylaws or regulations in force in the Cowichan Valley Regional District. The design and installation of a private sewage disposal system shall be subject to the <u>Health Act or Pollution Contract Act as the case may be.</u>	The owner of a manufactured home park shall provide for the disposal of all sewage and wastewater from a sewer system by causing the sewer to discharge into a community sewer system or into a private disposal system complying with the Sewerage System Regulation under the <u>Public Health Act</u> or the <u>Municipal Sewage Regulation</u> under the <u>Environmental Management Act.</u>	Updated regulations and legislation
The Owner shall take adequate steps to exterminate vermin and keep the mobile home park free therefrom.		Outside the scope of s. 298.
Every mobile home park shall be kept free of inflammable debris and rubbish at all times.		Outside the scope of s. 298.
The Owner shall report the installation of each mobile home with the exception of skirting to the authority having jurisdiction over mobile home parks.		Outside Board's jurisdiction
The Owner shall not permit the storage of boats, travel trailers and other similar equipment and non-licenced motor vehicles within a mobile home space and ensure the storage of such items in a communal storage area as specified in Section 9.21		This is a matter for a zoning bylaw. To be addressed in the Modernized Zoning Bylaw.
The Owner of a mobile home park shall install and shall maintain on all roadways in the mobile home park, signs limiting the speed of vehicular		Outside Board's jurisdiction

traffic in the area to 8 kilometres per hour (5 miles per hour).		
The Building Inspector is authorized and directed to make inspections of the mobile home parks in the Cowichan Valley Regional District in order that he may ensure that the mobile home parks are being established, developed, supervised, maintained and operated in accordance with the provisions of this bylaw.		Overlaps Persons appointed under subsection 4.2 may enter any mobile home park at any reasonable time for the purpose of administering or enforcing this bylaw.
The Owner shall not operate a mobile home park by discriminating between mobile homes and different manufacturers.		Not a proper MHP bylaw regulation. The RD has no jurisdiction to prevent an operator from making a deal with a manufacturer.
The Owner shall restrict the use of the mobile home park to mobile homes and their occupants and shall exclude all other forms of mobile accommodation from the mobile home park.		This is a matter for a zoning bylaw. To be addressed in the Modernized Zoning Bylaw
No mobile home site or park shall be used for the wrecking or storage of derelict automobiles, tractors or machinery, or as a junk yard.		This is a matter for a zoning bylaw. To be addressed in the Modernized Zoning Bylaw