

## SUMMARY:

The Mobile Home Parks bylaw sets out the regulations regarding the establishment, extension, design and servicing of mobile home parks. Provisions are made for permit requirements, park design and layout standards, recreation areas, roadways, access, water supply, sewage systems and disposal, garbage disposal, fire hydrants and street lighting.

This bylaw is a 'consolidated' version and includes amendments up to the date listed in the bylaw heading. It is placed on the Internet for convenience only, is not the official or legal version, and should not be used in place of certified copies which can be obtained through the Office of the City Clerk at City Hall. Plans, pictures, other graphics or text in the legal version may be missing or altered in this electronic version.

**CITY OF KELOWNA**  
**BYLAW NO. 5453-83**  
***REVISED: December 21<sup>st</sup>, 1998***

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| <b>CONSOLIDATED FOR CONVENIENCE TO INCLUDE:<br/>BYLAW NOS. 6095-87, AND 8305</b> |
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**MOBILE HOME PARKS BYLAW**

**A bylaw to regulate the establishment, extension, design  
and servicing of mobile home parks, pursuant to Section  
694 of the Municipal Act**

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The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

**INTERPRETATION AND ADMINISTRATION**

**Title**

1.01 This bylaw may be cited as "Mobile Home Parks ByLaw, No. 5453-83."

**Application**

1.02 This bylaw shall be applicable within the boundaries of the City of Kelowna.

**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;

"Approval" means approval in writing;

"Authority having jurisdiction" means the Inspector of the City of Kelowna;

"Buffer area" means the buffer area described in Section 4.05;

BL8305 added the following Definition:

"Building" means any construction used or intended for supporting or sheltering any use or occupancy and includes a mobile home;

"Council" means the Municipal Council of the City of Kelowna;

"Double blocking" means a system of blocking in which blocks of alternate courses are placed at 90 degrees;

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"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 Manager of Inspection Services, or his delegate, 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;

BL6095-87 added the following Definition:

"Mobile Home" means a transportable single family dwelling unit meeting minimum Canadian Standards Association Z-240 or A-277, or National Building Code standards, suitable for long term occupancy, and designed to be transported on wheels;

"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;

"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;

"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 Ministry of Health;

"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;

BL8305 added the following Definition:

"Structure" means any construction fixed to, supported by, or sunk into land or water and, without limiting the generality of the foregoing, includes retaining walls, paving, signs, tanks, swimming pools, canopies, awnings and hoarding; and further includes sewage, water, drainage and highway facilities, other than off-street parking facilities, and providing and improving parkland that services, directly or indirectly, a development within the meaning of Section 932 of the *Municipal Act*;

"Utility service building" means a building or structure providing for public utility facilities for water, sewer, electrical, telephone and similar services, established by the municipality, regional district, by another government body or by a company regulated by statute.

**Prohibitions**

BL8305 replaced Section 1.04:

1.04 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,

without a building permit issued pursuant to the provisions of the City of Kelowna Building Bylaw and in compliance with this Bylaw and all other applicable bylaws.

**Exclusion**

- 1.05 (1) Subject to Section 1.05 (2), the provisions of this bylaw do not apply to a mobile home park or any part of a mobile home park existing prior to coming into force of this bylaw.
- (2) 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 all expansion or alteration shall meet the provisions of this bylaw.
- (3) Existing mobile homes that do not meet Canadian Standards Association Standard Z-240 standards/specifications shall be permitted to re-locate 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 3.07 of the Bylaw.

**Administration**

- 1.06 (1) The Inspector, or his delegate, or such other person appointed by the Council is authorized to administer this bylaw.
- (2) Persons appointed under Sub-section (1) may enter any mobile home park at any reasonable time for the purpose of ascertaining if the provisions of this bylaw are being observed.

**Violation**

- 1.07 (1) It shall be 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.

**Penalty**

- 1.08 (1) Any person who violates any provisions of this bylaw is liable on summary conviction to a penalty of not less than \$100.00 for each offence but not to exceed \$2,000.00 for each offence, and also the cost of the prosecution.
- (2) Each day during which such violation is continued shall be deemed to constitute a new and separate offence.

BL8305 added Section 1.09:

**Enactments**

- 1.09 Any enactments referred to herein is a reference to an enactment of British Columbia and regulations thereto, as amended, revised, consolidated or replaced from time to time, and any bylaw referred to herein is a reference to an enactment of the Council of the City of Kelowna, as amended, revised, consolidated or replaced from time to time.

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

**Application Plans and Specifications**

- 2.01 All applications for approval of plans and specifications shall be made in writing to the Inspector and shall contain:
- (a) the name and address of the applicant and owner;
  - (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 plot plan showing the location of the source of the proposed water supply, and the method of sewage disposal and if applicable, the location and extent of the area proposed for sewage disposal, wastewater 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), recreation areas and parking areas;
    - (iv) the dimensions and location of all ancillary buildings, the owner's residence, and other structures;

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- (v) the floor plans of all 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, outlets and fire hydrants;
- (vii) the location and details of all connections to the sewer, sewer lines, septic tank(s) and sub-surface 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) the contour of the land and of adjacent land;
- (xiii) the relationship of the proposed mobile home park to adjacent roads;
- (xiv) the location and details of electrical services and street lighting; and

BL8305 added Sub-section 2.01(e)(xv):

- (xv) the location and details of all drainage facilities.

Approval and Permit

BL8305 replaced Sub-section 2.02(1):

- 2.02
- (1) no person shall establish, construct, alter or subdivide a mobile home park until written approval of detailed plans and specifications is received and approved and all relevant permits, including building permits, are issued by the Inspector and other authorities having jurisdiction.
  - (2) Written approval and permit under Sub-section (1) shall not be given until a sewage disposal permit has been issued, water supply and system and garbage disposal method has been approved by the authority having jurisdiction.
  - (3) The Inspector shall examine each complete application for a mobile home park permit and shall notify the applicant in writing within 60 days either that the permit is issued or that it is refused.
  - (4) The Inspector may:
    - (a) require the applicant to provide additional relevant information, including but not limited to topographic and soil condition data;

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- (b) conduct inspections and tests 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 Inspector shall notify the applicant in writing of the reasons for refusal.
- (6) 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.
- (7) If, after the issuance of any permit, the construction authorized is not commenced within 6 months from the date of the permit, or if the work is not carried on continuously, such permit shall be void, and the work shall not be again commenced until a new permit has been issued and a new permit fee paid.

BL8305 replaced the heading of Sub-section 2.02(8):

(8) Fees and Other Charges

- (a) Each 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 Fifteen Dollars (\$15.00) for each additional mobile home space in the mobile home park plan, and a fee as specified in the City of Kelowna Plumbing Bylaw for the installation of site piping which includes storm sewer, sanitary sewer and domestic water lines.
- (b) Each application for renewal of a mobile home park permit shall be accompanied by an application fee of Ten Dollars (\$10.00) for each mobile home space shown in the mobile home park plan.
- (c) The charge for permits for the installation of mobile homes and the construction of permissible additions, buildings or structures in the mobile home park shall be the same as specified in the City of Kelowna Building Bylaw.
- (d) The charge for plumbing permits for the connection of services to mobile homes, permissible buildings and additions shall be the same as specified in the City of Kelowna Plumbing Bylaw.

BL8305 added Sub-section 2.02(8)(e):

- (e) Development Cost Charges shall be payable as specified in the "Kelowna Development Cost Charge Bylaw No. 7728".
- (9) No application for a mobile home park permit shall be accepted for processing unless it includes all documents, information and fees required in Sections 2.01 and 2.02.

GENERAL PROVISIONS

- 3.01 (1) No person shall locate a mobile home or owner's residence except on a well-drained site, that is at all times free of stagnant pools, and which is graded for rapid drainage.
- (2) (a) No building or structure, excepting fences, signs, pumphouses and boat-houses 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 a mobile home, the ground level on which it is located lower than 0.6 m (2 ft.) above the two hundred year flood level where it can be determined, or if not, less than 3 m (10 ft.) above the natural boundary of any nearby watercourse or lake, or within 7.6 m (25 ft.) of the natural boundary of the sea and a lake; or within 30 m (100 ft.) 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 with the approval of the Deputy Minister of the Environment, or designate, the requirements of Section 3.01(2)(a) and (b) herein may be reduced.
- (d) For the purposes of this Section, the following definitions shall apply:
- "Natural Boundary" means the visible 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" is any natural or man-made depression with well defined banks and a bed two 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 one square mile or more or as required by an Official of the Ministry of the Environment of the Province of British Columbia.
- 3.02 All parcels of land included in a mobile home park shall be contiguous.
- 3.03 The plumbing, electrical and building in any mobile home park including additions and alterations shall comply with all City of Kelowna bylaws and regulations and the British Columbia Building Code, Plumbing Code and Electrical Code.



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- 3.04 (1) No mobile home shall be located in a mobile home park except on a mobile home pad.
- (2) Notwithstanding Sub-section (1) herein no more than one unoccupied mobile home for every ten mobile home spaces in a park may be located in a designated storage area.
- 3.05 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, as approved by the Medical Health Officer.
- 3.06 A copy of the plan required in Section 2.01(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.
- 3.07 No mobile home in a mobile home park may be occupied as a dwelling unit unless:
- (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;
  - (d) the installation, maintenance and protection of natural gas systems
- are in accordance with the regulations of the Fire Services Act or the Gas Safety Act as the case may be.
- 3.08 No mobile home in a mobile home park may be occupied as a dwelling unless it:
- BL6095-87 amended Section 3.08(a):**
- (a) meets the Canadian Standards Association Standard Z-240 or A-277 or National Building Code Standards as the case may be except as provided in Section 1.05(3);
  - (b) is connected to water, sewer and electrical services in accordance with the British Columbia Building Code, Plumbing Code and Electrical Code;
  - (c) is located on a mobile home pad and is supported by "double blocking" or on a foundation in accordance with the British Columbia Building Code.

**MOBILE HOME PARK DESIGN AND LAYOUT STANDARDS**

**Signs**

- 4.01 Subject to the provisions of any Sign Bylaw in effect within the City of Kelowna, identification signs to a maximum height of 1.8 m (6 ft.) above ground and to a maximum area of 3 m<sup>2</sup> (32 sq.ft.) may be located at the principal entrance to a mobile home park.

**Site Area**

4.02 The minimum site area for the mobile home park shall be 2 hectares (5 acres).

**Density**

4.03 The maximum density for a mobile home park shall be 20 mobile home units per hectare (8 units per acre).

**Mobile Home Space**

- 4.04 (1) The minimum area for a mobile home space shall be 325 m<sup>2</sup> (3,500 sq.ft.).
- (2) The minimum frontage of each mobile home space abutting a roadway shall be 12 m (40 ft.) except in the case of mobile home space abutting a cul-de-sac in which cases minimum frontage shall be 6 m (20 ft.).
- (3) Each mobile home space shall be clearly and permanently marked on the ground with metal pins installed at the four corners of the space. The metal pins shall be surveyors iron pins or other metal pins approved by the authority having jurisdiction.
- (4) All mobile home spaces shall:
- (a) be drained;
  - (b) be clearly numbered;
  - (c) have a mobile home pad of compacted gravel, asphalt or concrete pavement which shall have a maximum 6% longitudinal or 15% cross or crown gradient; and
  - (d) have access only from a roadway and not directly from a highway.

**Buffer Areas**

- 4.05 (1) Mobile home spaces shall be located not less than 7.6 m (25 ft.) from that boundary of the park abutting a highway and not less than 4.6 m (15 ft.) from the remaining boundaries of the park. These buffer areas shall be suitably landscaped.
- (2) No person shall locate within a buffer area;
- (a) recreation or service areas, except for waterfront recreation or amenity areas;
  - (b) a mobile home area or an owner's residential plot;
  - (c) a building or structure, except an identification sign, 7.6 m (25 ft.) from any highway, a fence or a wall;

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- (d) a garbage disposal area or a part of any private sewage disposal system, unless such parts of such system are underground;
  - (e) vehicle parking area;
  - (f) roads except those which cross it as close to right angles as practicable to connect the roadway to a highway.
- (3) Where a mobile home park is separated from neighbouring property by a body of water, then notwithstanding Sections 3.01 or 4.05(1):
- (a) for the purpose of establishing the buffer area, the mobile home park boundary shall be deemed to be the centerline of that body of water; and
  - (b) 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 7.6 m (25 ft.) of any other boundary.

**Setbacks**

**BL6095-87 amended Section 4.06(1):**

- 4.06 (1) No mobile home in a mobile home park may be occupied as a dwelling if any part of it is located within 6 m of another mobile home except that mobile homes having an interior finish of gypsum wallboard with a minimum thickness of 12.7 mm may be used within 3 m (10 ft.) of each other.
- (2) Any part of it or any addition to it is located:
- (a) within 1.8 m (6 ft.) of a roadway or common parking area;
  - (b) within 1.5 m (5 ft.) of rear and side mobile home space lines.
- (3) The setbacks referred to in this sub-section shall be measured from the furthest projection of the mobile home or mobile home additions.

**Height of Buildings or Structures**

- 4.07 No building or structure in a mobile home park shall exceed 7.6 m (25 ft.) nor one storey in height.

**Mobile Homes per Space/Lot**

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

Groups/Clusters

- 4.09 (1) 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 complied with on the combined spaces perimeter line and between mobile homes.
- (2) Each mobile home in a group or cluster shall have its own space and pad.

Skirtings

- 4.10 (1) No mobile home in a mobile home park may be occupied as a dwelling unless:
- (a) skirtings are installed within 60 days of installation of the mobile home on a mobile home pad which shall have two easily removable access panels of a minimum width of 1.2 m (4 ft.), one providing direct access to the area enclosed by the skirting for inspecting or servicing the service connections to the mobile home, and the other providing access to the area enclosed by the skirting for storage.
  - (b) skirtings installed are factory prefabricated or of equivalent quality and painted or prefinished so that the design and construction compliment the main structure.
  - (c) skirtings installed have ventilation openings that conform to the requirements of the British Columbia Building Code and the ground cover of the crawl space shall conform to the requirements of the British Columbia Building Code.

Permissible Additions

- 4.11 (1) No mobile home in a mobile home park may be occupied as a dwelling if it has additions to it, except:

**BL6095-97 amended Section 4.11(1)(a):**

- (a) carports and garages;
- (b) shelters against sun or rain (ramadas);
- (c) vestibules of a maximum size of 3.7 m<sup>2</sup> (40 sq.ft.);
- (d) rooms (cabanas) 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.

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- (2) All attached or accessory structures such as porches, sun rooms, additions and storage facilities shall be factory prefabricated units or an equivalent quality and shall be painted or pre-finished so that the design and construction shall compliment the main structure.
- (3) All attached or accessory structures shall require a building permit and shall comply with the requirements of the B.C. Building Code.

**Parking (off-roadway)**

- 4.12 (1) One level easily accessible car parking space shall be provided near each mobile home pad. In addition, for every 2 mobile homes, one additional parking space shall be provided. Each required parking space shall be a minimum of 2.7 m (8.9 ft.) in width and a minimum of 6.1 m (20 ft.) in length.
- (2) Parking spaces shall be graded for proper drainage and be paved and dust free.

**Owner's Residential Plot**

- 4.13 (1) An owner's residential plot shall be permitted within a mobile home park if the area of the plot is not less than 325 m<sup>2</sup> (3,500 sq.ft.) when the residence is a mobile home unit and 550 m<sup>2</sup> (6,000 sq.ft.) when the residence is a conventional dwelling unit.
- (2) An owner's residential plot shall include sufficient area to provide one off-street parking space for owner's use and minimum of 2 parking spaces for visitors and customers.

**Tenant Storage**

- 4.14 (1) One storage building may be constructed on each mobile home space, provided that:
  - (a) it is compatible in appearance with the mobile home;
  - (b) it is 600 to 900 cubic feet in volume;
  - (c) it does not exceed 2.4 m (8 ft.) in height;
  - (d) it is not within 1.5 m (5 ft.) of any boundary of the mobile home space. This setback shall be measured from the furthest projection of the storage building.

**RECREATION AREA**

- 5.01 (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.

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- (2) The recreation areas shall not include buffer areas, parking areas, ancillary buildings, mobile home spaces, roadways and storage areas.
- (3) In mobile home parks where more than 1,000 m<sup>2</sup> (10,000 sq.ft.) of recreation space is required, it may be provided in two or more recreational areas.
- (4) Recreation areas in a mobile home park, except indoor recreation facilities, shall be of a grass or asphaltic surface and shall be landscaped.

ACCESS, ROADWAYS AND WALKWAYS

Access

- 6.01
- (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 m (200 ft.) from the first access, shall be provided to each mobile home park containing 50 or more mobile home spaces.

Roadways

- 6.02
- (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 roadways.
  - (2) Minimum roadway width requirements shall be as follows:
    - (a) Access to and from a mobile home park shall have a minimum paved width of 6.7 m (22 ft.) and a right-of-way of 15 m (50 ft.). No parking shall be allowed on the access roadway.
    - (b) Collector or distributor roadway:
      - (i) with parking on both sides shall have a minimum paved width of 11 m (36 ft.) and a right-of-way of 14 m (46 ft.).
      - (ii) with parking on one side shall have a minimum paved width of 8.5 m (28 ft.) and a right-of-way of 12 m (40 ft.).
      - (iii) with no parking shall have a minimum paved width of 6 m (20 ft.) and right-of-way of 12 m (40 ft.).
    - (c) Minor roadways:
      - (i) cul-de-sacs and two-way minor roads shall have a minimum paved width of 5 m (16 ft.) and a right-of-way of 12 m (40 ft.).
      - (ii) one-way minor roads shall have a minimum paved width of 4.3 m (14 ft.) and a right-of-way of 12 m (40 ft.).

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- (iii) one-way minor roads shall not exceed 150 m (500 ft.) in length.
  - (iv) cul-de-sacs shall not exceed 90 m (300 ft.) in length.
  - (v) parking shall not be permitted on minor roadways except in dust free or paved parking bays.
- (3) All roadways in the mobile home park shall be paved, well drained and maintained.
  - (4) Dead end roadways shall have a turning circle right-of-way at the dead end with a radius of at least 12 m (40 ft.).
  - (5) Roadways shall be adapted to the topography, and shall have suitable gradient for safety of traffic.
  - (6) A mobile home park which adjoins, abuts or faces an area in which curbs, gutters and piped storm drainage are required shall have curbs, gutters and piped storm drainage installed.

ANCILLARY BUILDINGS

7.01 Ancillary buildings shall:

- (a) conform to all City of Kelowna bylaws and regulations and the British Columbia Building Code, Plumbing Code and Electrical Code;
- (b) be located at least 4.6 m (15 ft.) from the boundary of any mobile home space, with this setback being measured from the furthest projection of the ancillary building;
- (c) be of permanent construction.

WATER SUPPLY

8.01 The owner of a mobile home park shall provide a water supply system to furnish a constant supply of potable water that is under a minimum working pressure of 200 kPa (30 lb. per sq. inch) or not over a maximum working pressure of 585 kPa (85 lb. per sq. inch) at all outlets. Such a water system shall be designed in accordance with all City of Kelowna bylaws and regulations and the British Columbia Plumbing Code.

8.02 Potable water shall be distributed to:

- (a) each ancillary building, if required;
- (b) each mobile home pad;
- (c) standpipes or hydrants, and
- (d) all hose bibs.

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- 8.03 Water shall not be distributed to any terminal from which the water would not be intercepted by an approved sewage fixture, excepting hose bibs, stand pipes and hydrants.
- 8.04 Each water distribution branch-line serving a mobile home space shall have a minimum diameter of 18 mm (3/4 inch).

SEWAGE SYSTEMS

- 9.01 The owner of a 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 sewage system connected to all plumbing fixtures and sewage laterals in the mobile home park.

This sewage system shall be designed in accordance with all City of Kelowna bylaws and regulations and the British Columbia Plumbing Code and shall be approved by the Inspector and the Medical Health Officer.

- 9.02 In each mobile home space a lateral sewer terminus shall be gas tight, protected from mechanical damage and protected from storm water infiltration.
- 9.03 A cleanout shall be installed wherever a sewer line changes direction more than 45 degrees. All outdoor cleanouts shall be cast iron 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 uppermost terminus services a mobile home and is designed and installed for use as a cleanout point.
- 9.04 For the purpose of determining pipe sizes, each mobile home space shall be considered as having a hydraulic load of 10 fixture units.

SEWAGE DISPOSAL

- 10.01 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.

GARBAGE DISPOSAL

- 11.01 (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 flytight metal containers in ample number;
  - (b) maintain the containers so that they shall not become foul-smelling, unsightly, or a breeding place for flies.



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- (3) If garbage is to be disposed of on the site, the methods and locations shall be in accordance with the Pollution Control Act.

**FIRE HYDRANTS**

- 12.01 Fire hydrants shall be installed and connected to the internal water supply of a mobile home park such that no mobile home space is beyond 90 m (300 ft.) from a fire hydrant, as measured along the internal and/or external roadway system. The minimum flow from these hydrants shall be 500 imperial gallons per minute with a minimum residual pressure of 20 pounds per square inch.

**STREET LIGHTING**

- 13.01 Street lighting shall be installed and maintained to adequately illuminate the travelled portion of the roadway at the following locations:
- (1) The intersection of roadways and highways;
  - (2) All roadway intersections;
  - (3) The turning circle of cul-de-sacs;
  - (4) Any point at which a roadway changes direction 30 degrees or more.

**SUPERVISION AND REPORTING**

- 14.01 Every mobile home park shall be kept free of inflammable debris and rubbish at all time.
- 14.02 The owner shall report the installation or replacement of permitted additions in the mobile home park, with the exception of skirtings, to the authority having jurisdiction over the mobile home parks.

**REPEAL**

- 15.01 City of Kelowna Mobile Home Parks Bylaw No. 5252-81 is hereby repealed.

Read a first time by the Municipal Council this 24<sup>th</sup> day of May, 1983.

Read a second time by the Municipal Council this 24<sup>th</sup> day of May, 1983.

Read a third time by the Municipal Council this 24<sup>th</sup> day of May, 1983.

Reconsidered, finally passed and adopted by the Municipal Council of the City of Kelowna this 30<sup>th</sup> day of May, 1983.

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"J.D. Hindle"

Mayor

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"R.A. Beauchamp"

City Clerk