



**DISTRICT OF 100 MILE HOUSE**  
**COMMITTEE OF THE WHOLE**  
**TO BE HELD IN DISTRICT COUNCIL CHAMBERS**  
**Tuesday, May 28<sup>th</sup>, 2024, AT 5:30 PM**

	<p><b><u>CALL TO ORDER</u></b></p> <p>Mayor to call the Committee of the Whole meeting to order.</p> <p>Mayor acknowledges that this meeting is being held on Tsqescencúlecw.</p>
<b>A.</b>	<p><b><u>APPROVAL OF AGENDA:</u></b></p>
	<p><b>A1</b></p> <p><b>BE IT RESOLVED THAT</b> the May 28<sup>th</sup>, 2024, Committee of the Whole agenda <u>be approved</u>.</p>
<b>B.</b>	<p><b><u>INTRODUCTION OF LATE ITEMS</u></b></p>
<b>C.</b>	<p><b><u>DELEGATIONS:</u></b></p>
<b>D.</b>	<p><b><u>UNFINISHED BUSINESS</u></b></p>
<b>E.</b>	<p><b><u>CORRESPONDENCE</u></b></p>

<b>F.</b>	<b><u>STAFF REPORTS:</u></b>
<b>Mobile Home Parks Bylaw Amendments</b>	<p><b>F1</b></p> <p><b>BE IT RESOLVED THAT</b> the Council Report from the Director of Economic Development and Planning regarding the Mobile Home Parks Bylaw be received; and further</p> <p><b>BE IT RESOLVED THAT</b> staff be directed to make the necessary amendments to the Zoning Bylaw, the Fees &amp; Charges Bylaw, and the Municipal Ticket Information Bylaw; and further</p> <p><b>BE IT RESOLVED THAT</b> staff return all associated amendments to a subsequent Council meeting</p>
<b>Zoning</b>	<p><b>F2</b></p> <p><b>BE IT RESOLVED THAT</b> the Council Report from the Director of Economic Development and Planning regarding Zoning Issues be received;</p> <p><b><i>“Further direction at the discretion of Council”</i></b></p>
<b>G.</b>	<b><u>BYLAWS:</u></b>
<b>H.</b>	<b><u>OTHER BUSINESS:</u></b>
<b>I.</b>	<b><u>QUESTION PERIOD:</u></b>
<b>J.</b>	<b><u>ADJOURNMENT:</u></b>
	<p><b>BE IT RESOLVED THAT</b> the Committee of the Whole meeting of May 28<sup>th</sup>, 2024, adjourn:       PM:</p>



**District of  
100 MILE HOUSE**

**COUNCIL REPORT  
File No. 570-01**

**Committee of the Whole Meeting  
May 28, 2024**

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**REPORT DATE:** May 13, 2024  
**TITLE:** Mobile Home Parks Bylaw Amendments  
**PREPARED BY:** J. Doddridge, Director of Economic Development & Planning

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**PURPOSE:** To provide Council with a draft Mobile Home Parks Bylaw and associated amendments for discussion.

**RECOMMENDATION:**

Recommended Resolution:

**BE IT RESOLVED THAT** staff be directed to make the necessary amendments to the Zoning Bylaw, the Fees and Charges Bylaw, and the Municipal Ticket Information Bylaw; and further

**BE IT RESOLVED THAT** staff return all associated amendments to a subsequent Council meeting.

**BACKGROUND INFORMATION / DISCUSSION:**

Mobile Home Parks Bylaw 269, 1978 is now over 45 years old and has never been updated. With the current housing shortage, there is increased developer interest in building new mobile home parks within the District of 100 Mile House. Mobile homes represent an affordable housing option for many people.

Staff considers this a good time to update the Mobile Home Parks Bylaw, with modernized language, updated fees, reflecting current legislation, and generally incorporating best practices.

Considerable research has been conducted in preparation for this new bylaw, and the following staff have reviewed the draft bylaw and associated amendments:



T. Boulanger, CAO  
 J. Doddridge, Director of Economic Development & Planning  
 T. Conway, Director of Community Services / Chief Building Official  
 S. Elias, Director of Finance  
 D. Bissat, Fire Chief  
 D. Underwood, Engineering Consultant  
 F. Vincenzi, Policy Analyst

**OPTIONS:** N/A

**BUDGETARY IMPACT:** N/A

**LEGISLATIVE CONSIDERATIONS (Applicable Policies and/or Bylaws):** The following bylaws / policies are impacted:

REPEAL	Mobile Home Parks Bylaw 269, 1978
NEW	Mobile Home Parks Bylaw 1379, 2024
AMEND	Municipal Ticket Information Bylaw 1340, 2019
AMEND	Fees and Charges Bylaw 1409, 2023
AMEND	Zoning Bylaw 1290, 2016
DEVELOP	Mobile Home Park Application and Approval Procedure

**ATTACHMENTS:**

Mobile Home Parks Bylaw 269, 1978  
 Mobile Home Parks Bylaw 1379, 2024  
 Municipal Ticket Information Bylaw 1340, 2019 (selected pages only)  
 Fees and Charges Bylaw 1409, 2023 - Schedule "H" (showing proposed amendments)  
 Zoning Bylaw 1290, 2016 – R-6 Mobile Home Park Zone  
 Zoning Bylaw Amendments summary page

**Prepared By:** J. Doddridge  
 J. Doddridge, Dir Ec Dev & Planning

**Date:** May 13 / 24

**Reviewed By:** T. Boulanger  
 T. Boulanger, CAO

**Date:** May 23 / 24

VILLAGE OF 100 MILE HOUSE

BY-LAW NO. 269

RESIDENTIAL MOBILE HOME PARKS BY-LAW

A By-law to regulate the establishment, extension, design and servicing of mobile home parks, pursuant to Section 714 of the Municipal Act.

The Council of the Village of 100 Mile House in open meeting assembled enacts as follows:

INTERPRETATION AND ADMINISTRATION

Title

- 1.01 This By-law may be cited as "Village of 100 Mile House Mobile Home Parks By-law No. 269, 1978."

Application

- 1.02 This By-law shall be applicable within the boundaries of the Municipality of 100 Mile House.

Definitions

- 1.03 In this By-law, 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;
- "buffer area" means the buffer area described in Section 4.08;
- "Council" means the Council of the Village of 100 Mile House;
- "double blocking" means a system of blocking in which blocks of alternate courses are placed at 90 degrees; (1.57R);
- "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 Building Inspector or such other person appointed by the Council to administer this By-law;
- "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;
- "mobile home" means a single family dwelling unit equipped with a water-closet and a bath-tub or shower, waste from which may be disposed of directly into a sewer, and manufactured as a unit or units intended to be occupied in a place other than of its manufacture on a year-round, long term basis. It may be designed with detachable towing and touring gear and upon arrival at the site, can be completed and ready for occupancy except for placing on foundations, connections of utilities and some incidental assembly;

"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;

"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

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

in contravention of this By-law.

#### Exclusion

1.05

- (1) Subject to Section 1.05 (2) the provisions of this By-law do not apply to a mobile home park or any part of a mobile home park existing prior to coming into force of this By-law.
- (2) No person shall be compelled to upgrade existing parks to the standards of this By-law; but any upgrading shall not lessen the compliance with the By-law and expansion shall meet By-law provisions.

- (3) Existing mobile homes that do not meet Canadian Standards Association Standard Z-240 standards/specifications shall be permitted to relocate or move into a mobile home park developed prior to the adoption of this By-law 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 By-law.

Administration

- 1.06
- (1) The Building Inspector or such other person appointed by the Council shall administer this By-law.
  - (2) Persons appointed under subsection (1) may enter any mobile home park at any reasonable time for the purpose of administering or enforcing this By-law.

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 By-law or otherwise to contravene or fail to comply with this By-law.
  - (2) It shall be unlawful for any person to prevent or obstruct any official appointed under subsection (1) of Section 1.06 from carrying out his duties under this By-law.

Penalty

- 1.08
- (1) Any person who violates any provisions of this By-law is liable on summary conviction to a penalty not exceeding one thousand dollars (\$1,000.00), 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.
  - (3) Upon conviction, the court may direct that no prosecution under subsection (2) may be made, with respect to the continuance of the violation, for such period of time as he directs.

Severability

- 1.09
- If any section, subsection, sentence, clause, or phrase of this By-law is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this By-law.

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 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) 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;
- (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), and, recreation area;
  - (iv) the dimensions and location of all ancillary buildings, the owner's residence, and other structures;
  - (v) the internal layouts of all service 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 and outlets;
  - (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 waterfrontage within or adjacent to the land concerned;
  - (xii) all steep banks or slopes within or adjacent to the land concerned; and
  - (xiii) the relationship of the proposed mobile home park to adjacent roads.

Approval and Permit

2.02

- (1) No person shall establish, construct, alter or subdivide a mobile home park until written approval of detailed plans or specifications is received and permit issued by the Inspector.



- (2) Written approval and permit under subsection (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;
  - (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) Applicant may appeal to the Board of Variance with respect to relaxation of provisions within the jurisdiction of the Board of Variance.
- (7) 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.
- (8) If, after the issuance of any permit, the construction authorized thereunder be not commenced within 6 months from the date thereof, or if, after the commencement of a period of 6 months through any cause other than weather conditions, strikes or lockouts, or if the work be not carried on continuously and in a bona-fide manner such permit shall be void, and the work shall not be again commenced until a new permit shall have been issued and fee paid.
- (9) Fees
  - (a) Each initial 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 Ten Dollars (\$10.00) for each additional mobile home space shown in the mobile home park plan.
  - (b) Each application for renewal of a mobile home park permit shall be accompanied by an application fee of Two Dollars (\$2.00) for each mobile home space shown in the mobile home park plan.
  - (c) The charge for permits for the construction of buildings or structures in the mobile home park shall be the same as specified in the Building By-law in effect in the Municipality of 100 Mile House.

- (d) The value of construction shall be the contract price together with a reasonable allowance for extras or such construction value to be calculated or fixed by the Building Inspector according to the submitted plan and specifications.
- (10) 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, is at all times free of stagnant pools, and is graded for rapid drainage.
- (2) (a) Notwithstanding any other provisions of this By-law, no building or structure, excepting fences or signs or water related structures or buildings such as pumphouses and boathouses 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 2 feet (0.6 m) above the two hundred year flood level where it can be determined, or if not, less than 10 feet (3.05 m) above the natural boundary of any nearby watercourse or lake, or within 25 feet (7.6 m) of the natural boundary of the sea and a lake; or within 100 feet (30.5 m) 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, these requirements may be reduced.
- (d) For the purposes of the subsection, the following definitions shall apply:

"Natural Boundary" means the visible high-water 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 (0.6m) 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 (2.5km<sup>2</sup>) or more or as required by an Official of the Ministry of the Environment of the Province of British Columbia.

- 3.02 All parcels or parts of land included in a mobile home park site shall be contiguous.
- 3.03 The plumbing, electrical and building in any mobile home park including additions and alternations shall comply with the By-laws or regulations in force in the territorial jurisdiction in which the mobile home park is situate.
- 3.04 (1) No mobile home shall be located elsewhere in a mobile home park than on a mobile home area.
- (2) No more than one mobile home shall be located in a mobile home space.
- (3) Notwithstanding subsection (1) 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, and approved by the Medical Health Officer.
- 3.06 A copy of the plan required in Section 2.01 (e) and a copy of this By-law shall be posted prominently and permanently in the mobile home park office for the reference of the residents.
- 3.07 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 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;
- shall be in accordance with the regulations of the Fire Marshal Act or the Gas Act as the case may be.
- 3.08 All mobile homes shall meet or exceed the Canadian Standards Association Standard Z-240 or A-277 as the case may be.
- 3.09 All connections to services shall be in accordance with the B. C. Building Code.
- 3.10 Any mobile home located on a space shall be supported by "double blocking."

MOBILE HOME PARK  
DESIGN AND LAYOUT STANDARDS

General Purpose

- 4.01 The general purpose of these standards/regulations is to ensure the development of mobile home parks in an environment appropriate for residential use.

Permitted Uses

- 4.02 Within a mobile home park only the following may be located:
- (a) Mobile homes;
  - (b) One dwelling unit for the accommodation of the owner/operator;
  - (c) Recreation areas;
  - (d) Identification signs;
  - (e) Common storage area for the storage of recreational vehicles, boats, etc.
  - (f) Buildings or structures ancillary to the above.

Signs

- 4.03 An identification sign to a maximum height of 6 feet (1.8 m) above ground and to a maximum area of 32 square feet (3.0 m<sup>2</sup>) may be located at the principal entrance to the mobile home park.
- Individual residents signs to a maximum of 6 feet (1.8 m) above ground and to a maximum area of 2 square feet (0.2 m<sup>2</sup>) may be located at the entrance to each mobile home site.

Site Area

- 4.04 The minimum site area for the mobile home park shall be 5 acres (2.02 Hectares).

Density

- 4.05 The maximum density for a mobile home park shall be 8 mobile home units per acre (20 units/Hectare).

Mobile Home  
Space/Lot

- 4.06
- (1) The minimum area for a mobile home space shall be 3500 square feet (325.2 m<sup>2</sup>).
  - (2) The minimum frontage of each mobile home space abutting an internal roadway right-of-way shall be 40 feet (12.2 m) except in the case of mobile home space abutting a cul-de-sac or a panhandle mobile home space in which cases minimum frontage shall be 20 feet (6.1 m).
  - (3) Each mobile home space shall be clearly marked off by suitable means.
  - (4) All mobile home spaces shall:
    - (a) be drained properly;
    - (b) be clearly numbered;

- (c) have a clearly discernible mobile home pad of compacted gravel or surfaced with asphalt or concrete pavement. Mobile home pads shall have a maximum 6% longitudinal and/or 15% cross or crown gradient.

Site Coverage

- 4.07
- (1) The mobile home and additions to it, exclusive of a carport, shall not cover more than 35% of the mobile home space upon which it is situated.
  - (2) The addition to a mobile home, exclusive of a carport shall not be larger in area than 20% of the floor area of the mobile home.

Buffer Areas

- 4.08
- (1) To provide a buffer area, the mobile home spaces shall be located not less than 25 feet (7.6m) from that boundary of the park abutting a public street or highway and not less than 15 feet (4.6m) from the remaining boundaries of the park. These setbacks/buffer areas shall be suitably landscaped.
  - (2) Within a buffer area -
    - (a) no recreation or service areas, except for waterfront recreation or amenity areas, may be located;
    - (b) no mobile home area nor an owner's residential plot may be located;
    - (c) no building or structure may be erected or placed, except a sign, which may only be placed within 25 feet (7.6m) of any highway, and a fence and a wall;
    - (d) no garbage-disposal area and no part of any private sewage-disposal system, other than such parts of such system as may be underground, shall be located;
    - (e) except where danger is involved, no plant material 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;
    - (f) no vehicle parking area shall be located.
  - (3) The only roads permitted in the buffer area 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. No road shall traverse the buffer area and give direct access from any public highway to any mobile home space.
  - (4) Where a mobile home park is separated from neighbouring property by a body of water, then notwithstanding Sections 3.01 or 4.08 (1),
    - (a) for the purpose of establishing the buffer area, the mobile home 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 25 feet (7.6 m) of any other boundary.

Set Backs

- 4.09
- (1) No mobile home shall be located within 20 feet (6.1 m) of another mobile home.
  - (2) No part of any mobile home or any addition shall be located:
    - (a) within 6 feet (1.8 m) of internal access road right-of-way or common parking area;
    - (b) within 5 feet (1.5 m) of rear and side mobile home space lines.
  - (3) No building or structure shall exceed 25 feet (7.6 m) in height.

Mobile Homes per Space/Lot

- 4.10
- No more than one mobile home shall be located on a mobile home space.

Groups and Clusters

- 4.11
- (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 honoured on the combined spaces perimeter line and between mobile homes.
  - (2) Notwithstanding Section 4.06 (1) and (2) each mobile home in a group or cluster shall have its own space which shall be clearly marked off by suitable means.

Skirtings

- 4.12
- (1) Skirtings shall be installed within 60 days of installation of a mobile home on mobile home pad and shall have two easily removeable access panels of a minimum width of 4 feet (1.2 m), one providing access to the area enclosed by the skirting for inspecting or servicing the service connections to the mobile home. Such an access panel shall be located close to the point at which such services are located under the mobile home; and the other providing access to the area enclosed by the skirting for storage.
  - (2) Skirtings shall be factory prefabricated or of equivalent quality and shall be painted or pre-finished so that the design and construction shall complement the main structure.
  - (3) Skirting shall have two screen openings, each with minimum area of 2 square feet (0.2m<sup>2</sup>), for the purpose of providing cross ventilation beneath the mobile home.

Permissible Additions

- 4.13
- (1) No additions to mobile homes are permitted, except -
    - (a) carports;
    - (b) shelters against sun or rain (ramadas);
    - (c) vestibules of a maximum size of 40 square feet (3.7 m<sup>2</sup>);
    - (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.
  - (2) All attached or accessory structures such as porches, sun rooms, additions and storage facilities shall be factory prefabricated units or of an equivalent quality and shall be painted or pre-finished so that the design and construction shall complement 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)

- 4.14
- (1) One level easily accessible car-parking space shall be provided near each mobile home. In addition, for every 2 mobile homes, one additional parking space shall be provided.
  - (2) Parking spaces shall be free of mud, be graded for proper drainage and be paved or dust free.

Owner's Residential  
Plot

- 4.15
- (1) An owner's residential plot shall be permitted within a mobile home park if the area of the plot is not less than 3500 square feet (325.2 m<sup>2</sup>) when the residence is a mobile home unit and 6000 square feet (557.4 m<sup>2</sup>) when the residence is a conventional dwelling unit.
  - (2) An owner's residence 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

- 4.16
- (1) One storage facility (shed) may be constructed on each mobile home space, provided that:
    - (i) it is compatible in appearance with the mobile home;
    - (ii) it is 600 (17.0m<sup>3</sup>) - 900 (25.5m<sup>3</sup>) cubic feet in volume; and,
    - (iii) it does not exceed 8 feet (2.5 m) in height.

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.
- (2) The recreation areas shall not include buffer areas, parking areas, ancillary buildings, mobile home spaces, driveways and storage areas.
- (3) In mobile home parks where more than 10,000 square feet (929.0 m<sup>2</sup>) of recreation space is required, two or more recreational areas may be provided.
- (4) Recreation areas in the mobile home park, except indoor recreation facilities, shall be of a grass or asphaltic surface and shall be properly 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 200 feet (70.0 m) 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 internal street systems.
- (2) Minimum roadway width requirements shall be as follows:
  - (a) Access to and from a mobile home park shall have a minimum paved (surfaced) width of 22 feet (6.7 m) and a right-of-way of 50 feet (15.2 m). No parking shall be allowed on the access road.
  - (b) Collector or distributor roads -
    - (i) with parking on both sides shall have a minimum paved (surfaced) width of 36 feet (11.0 m) and a right-of-way of 46 feet (14.0 m).
    - (ii) with parking on one side shall have a minimum paved (surfaced) width of 28 feet (8.5 m) and a right-of-way of 40 feet (12.2 m).



- (iii) with no parking shall have a minimum paved (surfaced) width of 20 feet (6.1m) and right-of-way of 40 feet (12.2m).

(c) Minor roadways:

- (i) cul-de-sacs and two-way minor roads shall have a minimum paved (surfaced) width of 20 feet (6.1m) and a right-of-way of 40 feet (12.2m).
  - (ii) one-way minor roads shall have a minimum paved (surfaced) width of 16 feet (4.9 m) and a right-of-way of 40 feet (12.2 m).
  - (iii) one-way minor roads shall not exceed 500 feet (152.4m) in length.
  - (iv) cul-de-sacs shall not exceed 300 feet (91.4 m) in length.
  - (v) parking shall not be permitted on minor roadways except in dust free or paved (surfaced) parking bays.
- (3) All roads in the mobile home park shall be paved (surfaced), well drained and maintained.
  - (4) Dead end roads and cul-de-sac shall have a turning circle right-of-way at the dead end with a radius of at least 40 feet (12.2 m).
  - (5) Roads 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 the B. C. Building Code;
- (b) be located at least 15 feet (4.6 m) from any mobile home space;
- (c) be of permanent construction and adequately lighted;
- (d) have walls, floors, and partitions that can be easily cleaned;
- (e) have all rooms well ventilated, with all openings effectively screened;
- (f) where toilet facilities are required, separate facilities for males and females shall be provided.

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 30 pounds per square inch ( 200 kPa ) or not over a maximum working pressure of 50 pounds per square inch ( 350 kPa ) at all outlets. Such a water system shall be designed in accordance with the plumbing regulations or with the By-laws or regulations in force in the territorial jurisdiction, in which the park is situate.
- 8.02 Potable water shall be distributed to -
- (a) each ancillary building, if required;
  - (b) each mobile home space;
  - (c) stand pipes or hydrants, if required;
  - (d) all hose bibs.
- 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 three-quarters inch (18 mm).
- 8.05 In a municipality, the owner of a mobile home park shall connect to the municipal water system at a point designated by the Municipality.

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 the plumbing regulations or with the corresponding By-laws or regulations in force in the territorial jurisdiction, in which the park is situate.
- 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 All outdoor vents where required shall extend 7 feet (2.1 m) above the surrounding grade. Outdoor vents shall be securely fastened to a four-by-four-inch (89 mm x 89 mm) minimum wood-preserved-treated cedar post securely embedded in the ground or have equivalent support.
- 9.04 A cleanout shall be installed wherever a sewer-line changes direction more than 45 degrees (.785R). 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 the uppermost terminus services a mobile home and is designed and installed for use as a cleanout point.

- 9.05 For the purpose of determining pipe sizes, each mobile home space shall be considered as having a hydraulic load of 8 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 fly-tight metal containers in ample number;
    - (b) maintain the containers so that they shall not become foul-smelling, unsightly, or a breeding place for flies.
  - (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 meeting the requirements of the Municipality shall be installed and connected to the internal water supply of a mobile home park such that no mobile home space is beyond 400 feet (121.9 m) from a fire hydrant, as measured along the internal and/or external roadway system. The internal mains servicing fire hydrants shall be a minimum of 6 inches ( 150 mm ) in diameter.

#### STREET LIGHTING

- 13.01 Underground street lighting shall be installed and maintained by the owner of a mobile home park to adequately illuminate the travelled portion of the roadway at the following locations:

- (1) The intersection of access roads and public highways;
- (2) All internal intersections;
- (3) The turning circle of cul-de-sacs;
- (4) Any point at which an internal roadway changes direction 30 degrees (.523R) or more.

SUPERVISION AND REPORTING

- 14.01 The owner shall maintain all park equipment in or on the mobile home park in a clean, safe, and sanitary condition.
- 14.02 Every mobile home park shall be kept free of inflammable debris and rubbish at all times.
- 14.03 Fires shall be made only in stoves, incinerators, or other structures designed for that purpose.
- 14.04 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.
- 14.05 The tenant shall first obtain a letter of permission from the park operator and then a building permit before commencement of construction of additions, including separate buildings or structures on a mobile home space.

READ a first time this 24th day of October, 1978.

READ a second time this 24th day of October, 1978.

READ a third time this 12th day of December, 1978.

RECONSIDERED, FINALLY PASSED AND ADOPTED this 9th day of January, 1979 and NUMBERED By-law No. 269.

Acting Mayor *R.H. Jones*

Clerk *[Signature]*

Certified a true and correct copy of By-law No. 269.

Clerk *[Signature]*

# DISTRICT OF 100 MILE HOUSE

## Bylaw No. 1379

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Being a Bylaw to regulate the establishment, extension, design and servicing of mobile home parks.

---

The Council of the District of 100 Mile House in open meeting assembled enacts as follows:

### REPEAL

“Village of 100 Mile House Mobile Home Parks By-Law No. 269, 1978” and all amendments thereto are hereby repealed.

### TITLE

This Bylaw may be cited as “**District of 100 Mile House Mobile Home Parks Bylaw No. 1379, 2024**”.

## SECTION 1 – INTERPRETATION AND ADMINISTRATION

### 1.01 General Purpose

The general purpose of this bylaw is to ensure the development of mobile home parks in an environment appropriate for residential use.

### 1.02 Severability

If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this bylaw.

### 1.03 Definitions

In this bylaw, unless the context otherwise requires:

“**accessory building**” means a building for the common use of the residents of a mobile home park, or a building accommodating utility infrastructure, or a building ancillary to a residential use, typically comprising a shed, greenhouse, or carport.

“**deck**” means an open uncovered structure adjacent to a mobile home, with a walking surface or floor that is more than 0.6m above grade or requires a building permit.

“**dwelling unit**” means a suite operated as a housekeeping unit, used or intended to be used by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities, as defined in the BC Building Code

**“mobile home** means a factory-built, frame rail supported single or double wide dwelling unit conforming to CAN/CSA Z-240 MH series certification or CSA A277 certification.

**“mobile home park** means a parcel of land used for the purpose of providing pads for mobile homes for residential use. A mobile home park includes accessory recreation, storage, laundry, open space facilities, landscaping, screening and buffer areas for the residents of the mobile home park.

**“mobile home site”** means an area of land, within a mobile home park parcel, allocated for the placement of one mobile home and all permitted additions, with a landscaped yard and two vehicle parking spaces.

#### 1.04 Prohibitions

No person shall:

- 1) locate, establish, construct, alter, extend, expand, subdivide or operate a mobile home park; or
- 2) cause or allow a mobile home to be parked or to remain in a mobile home park in contravention of this Bylaw.

#### 1.05 Exclusion

- 1) Subject to Section 1.04(2) the provisions of this Bylaw do not apply to 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 expansion shall meet bylaw provisions.

#### 1.06 Administration

Subject to the provisions of the Community Charter, any official of the District of 100 Mile House duly authorized by Council is hereby authorized to enter on or into property, in the case of an emergency or at all reasonable times, any day of the week, on any parcel that is subject to regulation under this Bylaw or for any matter which Council has exercised legislated authority to regulate, prohibit and impose requirements.

#### 1.07 Violation

Every person who undertakes any of the following shall be deemed to be guilty, upon summary conviction, of an offense under this Bylaw;

- a) Violates any of the provisions of this Bylaw;
- b) Causes or permits any act or thing to be done in contravention or violation of any provisions of this Bylaw;

- c) Neglects or omits to do anything required under this Bylaw;
- d) Carries out, causes or permits to be carried out any development in a manner prohibited by or contrary to any provisions of this Bylaw;
- e) Fails to comply with an order, direction or notice given under this Bylaw; or
- f) Prevents or obstructs or attempts to prevent or obstruct the authorized entry of an officer onto a parcel under Section 1.06(1).

1.08 Penalty

- 1) Every person who violates any provisions of this Bylaw or who suffers or permits any act or thing to be done in contravention of this Bylaw, or who refuses, omits, or neglects to fulfill, observe, carry out, or perform any duty of obligation imposed by this Bylaw is liable, to penalty and cost of prosecution.
- 2) Every person who violates any provisions of this Bylaw is liable on summary conviction to a penalty not exceeding ten thousand dollars (\$10,000) and also the cost of the prosecution, as provided for in the Community Charter.
- 3) Each day during which such violation is continued, shall be deemed to constitute a new and separate offence.

**SECTION 2 – MOBILE HOME PARK MINIMUM SITE AND PARCEL AREA AND WIDTH**

- 1) The minimum area for a mobile home park is 2 hectares.
- 2) The minimum mobile home site area is 370 square metres.
- 3) The minimum mobile home site width is 12 metres, except in the case of a mobile home site abutting a cul-de-sac or a panhandle site, in which case the minimum width must be 6 metres.
- 4) The minimum parcel width for the mobile home park development is 40 metres.

**SECTION 3 – MOBILE HOME PARK MINIMUM SETBACK REGULATIONS**

- 1. No mobile home shall be located within 6 metres of another mobile home..
- 2. No mobile home, addition or accessory building or structure shall be located within 1.8 metres of an internal access road, right of way or common parking area; or within 1.5 metres of rear and side mobile home site area lines.
- 3. Portable shelters must meet required setbacks.

**SECTION 4 – SITING REGULATIONS FOR MOBILE HOME PARK AND MOBILE HOME SITES**

1. Maximum Height
  - a) 8 metres for the principal dwelling; and
  - b) 5 metres for accessory buildings and structures.
2. Maximum Density

The maximum density for a mobile home park shall be 20 units per hectare.
3. Minimum Floor Area

The minimum floor area for a principle dwelling is 70 square metres.
4. Maximum Site Coverage

The maximum site coverage is 45% of all buildings and structures on an individual mobile home site; and any addition, excluding a carport, must not be greater than 20% of the floor area of the mobile home.

**SECTION 5 – GENERAL REGULATIONS – MOBILE HOME PARKS**

1. Approval
  - a) The location, establishment, construction, alteration, expansion, operation or subdivision of a mobile home park shall be in accordance with this bylaw, and all other applicable municipal bylaws and regulations.
2. Servicing
  - a) Each mobile home park shall have its own water system supplied with water from the District of 100 Mile House water distribution system via the mobile home park system.
  - b) Each mobile home park shall have its own sewer system to discharge sanitary sewage into the District of 100 Mile House sewage disposal system via the mobile home park system.
  - c) Each mobile home park shall be designed to manage on-site surface water run-off as per the current District of 100 Mile House Works & Services Bylaw.
  - d) Electrical services to each mobile home and each mobile home site shall be underground.
3. Buffer Areas



- a) Each mobile home park shall have a buffer area between the mobile home park and abutting properties, public roads or rights of way.
- b) A mobile home park buffer area shall consist of a landscaped strip of land.
- c) No structures, except for fences and signs, shall be located in a mobile home park buffer area.

4. Accessory Structures on Common Property

- a) One accessory structure shall be permitted for use as a park maintenance or service building.
- b) In addition to Section 5.5(a) an accessory structure on common property must be located not closer than 6.0m to any mobile home or 3.0m to any accessory structure and shall not be located in an amenity or buffer area and must comply with setback regulations set out in the District of 100 Mile House Zoning Bylaw.

5. Recreation Facilities

- a) Five percent (5%) of the area of a mobile home park shall be provided and maintained as an amenity area for recreation use, such as pedestrian trails, playground and picnic areas, for the mobile home park occupants.
- b) Amenity areas in a mobile home park shall not include buffer areas, parking areas, roadways, mobile home sites, storage areas or any building; except those buildings specifically designated for recreational facility use.

6. Interior Roads

- a) Roads inside a mobile home park that provide access to mobile home sites shall be surfaced with asphalt and must be graded and drained to properly dispose of surface water.
- b) Access to and from a mobile home park shall have minimum width of 7.0m.
- c) Roads within a mobile home park shall have a minimum width of 7.0m for two-way traffic and 4.0m width for one-way traffic.
- d) Cul-de-sac roads shall end with a paved turning circle with a minimum radius of 12.0m.
- e) One way roads and dead-end cul-de-sac roads shall not exceed 150m in length.

7. Lighting

- a) Underground street lighting for a mobile home park shall be installed to illuminate access driveways, internal road intersections, turning circles of dead-end roads and any point where internal roads change direction 30 degrees or more.

8. Landscaping

- a) All parts of a mobile home park not covered by buildings, structures, parking areas, roadways and mobile home sites shall be landscaped to the standard set by the plans and specifications approved by the District of 100 Mile House.

9. Signs

- a) Signs are permitted subject to the provisions of the District of 100 Mile House Sign Bylaw as amended from time to time.
- b) Directional and orientation signs showing the layout of the mobile home park shall be erected at the entrance to the mobile home park.

10. Garbage Disposal

- a) The mobile home park operator shall provide for the collection of the mobile home park garbage and recycling and its proper disposal in compliance with the District of 100 Mile House Solid Waste and Recyclables Regulation Bylaw.
- b) All depots for the collection of mobile home park garbage and recycling shall be screened or landscaped and adequately placed for convenience.

11. Fire Hydrants

- a) Fire hydrants meeting the requirements of the District of 100 Mile House shall be installed and connected to the internal water supply of a mobile home park such that no mobile home site is beyond 400 feet (121.9m) from a fire hydrant, as measured along the internal and/or external roadway system.
- b) The internal mains servicing fire hydrants shall be a minimum of 6 inches (150mm) in diameter.

12. Fees

- a) Each application for a mobile home park shall be accompanied by an application fee as set out in the District of 100 Mile House Fees & Charges Bylaw.
- b) The applicable permit fees for the construction of buildings or structures in the mobile home park will be as set out in the District of 100 Mile House Fees & Charges Bylaw.

**SECTION 6- GENERAL REGULATIONS-MOBILE HOMES AND MOBILE HOME SITES**

1. Approval

- a) Any person commencing any work related to the construction, installation, expansion, alteration of a mobile home in a mobile home park shall have a valid Building Permit(s) and/or approval for the work issued by the District of 100 Mile House prior to commencing the work.
- b) Any person occupying or using a mobile home, or part of a mobile home in a mobile home park, shall have an approved Final Inspection issued by the District of 100 Mile House.
- c) Any person demolishing or moving a mobile home out of the District of 100 Mile House shall first obtain a Collector's Certificate "for Transport Purposes" from the District of 100 Mile House.

2. Standard

- a) Each mobile home in a mobile home park shall meet the Canadian Standards Association (CSA) Standard Z-240 or A-277 for factory-built, frame rail supported single or double wide dwelling units.
- b) Each mobile home in a mobile home park shall be no more than 3 years old at the time of placement in the mobile home park development. Prior to final District approval of the mobile home park, a covenant shall be registered with the Land Titles Office by the mobile home park owner and at the owner's sole expense, to limit the age of mobile homes placed in the park.

3. Location and Mobile Home Sites

- a) Mobile homes shall only be located on property zoned Mobile Home Park in the District of 100 Mile House Zoning Bylaw.
- b) Not more than one mobile home shall be located on each mobile home site within a mobile home park.
- c) Each mobile home site shall be clearly marked on the ground by permanent flush stakes, markers, or other means approved by the District of 100 Mile House.
- d) All mobile home sites shall be drained properly, numbered clearly, and have a clearly discernible mobile home pad.

4. Skirtings

- a) Skirtings must be installed on a mobile home within 60 days of installation of the mobile home on a mobile home site.
- b) Skirtings shall have two easily removable access panels of a minimum 1.2 metres width, one providing access for inspection and servicing of the mobile home's utility connections, located in proximity to such services; and, the other panel providing access to the area enclosed by the skirting for storage.

### **SECTION 7 – OFF-STREET PARKING REGULATIONS FOR MOBILE HOME PARKS**

1. Off-street parking regulations shall be according to the District of 100 Mile House Zoning Bylaw.
2. Each mobile home site shall include 2 parking spaces.
3. Dedicated off-street visitor parking in a mobile home park must be clearly marked and provided at a minimum of 1 space for every 7 mobile home sites.

### **SECTION 8 – SUPERVISION AND REPORTING**

- 1) The owner shall maintain all service buildings, sanitary facilities, and equipment in or on the mobile home park in a clean, safe, and sanitary condition.
- 2) The owner shall report the installation or replacement of any mobile homes and any construction in the mobile home park to the District of 100 Mile House.
- 3) The tenant shall first obtain written permission from the park owner and then a Building Permit from the Building Inspector before commencement of construction of additions, including separate buildings or structures on a mobile home site.
- 4) No person shall demolish, locate or relocate a mobile home on a mobile home park lot prior to obtaining approval from the District of 100 Mile House. A collector's certificate "For Transport Purposes" shall be required before moving the mobile home into or out of the mobile home park.
- 5) Owners of a mobile home park shall pay to the District of 100 Mile House, charges for water, sewerage and garbage services at rates and schedules established by Council for the current period.
- 6) The owner shall not permit the storage of boats, travel trailers and other similar equipment, within a mobile home space and ensure the storage of such items in a communal storage area.
- 7) Motor vehicles shall not be parked on any roadway or area except where designated as car parking spaces. The owner shall be responsible for enforcing this provision.

- 8) 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 traffic in the area to ten (10) kilometres per hour
  
- 9) All services within the mobile home park shall be maintained by the mobile home park owner, such services include but are not limited to, water, sewer and storm systems, buffer areas, interior roads (including snow removal), lighting, landscaping, signs, garbage disposal and fire hydrants (which must be kept clear at all times).

READ A FIRST, SECOND AND THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer



### **9.3 Residential Mobile Home Park Zone (R-6)**

#### **9.3.1 Purpose:**

The purpose of this zone is to provide areas for mobile home use within a rental or strata park development.

#### **9.3.2 Principal Permitted Use:**

- a) mobile home park.

#### **9.3.3 Accessory Permitted Uses:**

- a) accessory buildings and structures;
- b) amenity area;
- c) home occupation;
- d) recreational vehicle storage; and
- e) retail store.

#### **9.3.4 Minimum Site and Parcel Area:**

The minimum mobile home site area is 370 square metres or 2 hectares for the mobile home park development.

#### **9.3.5 Minimum Site and Parcel Width:**

The minimum mobile home site width is 12 metres, except in the case of a mobile home site abutting a cul-de-sac or a panhandle site, in which case the minimum width must be 6 metres. The minimum parcel width for the mobile home park development is 40 metres.

#### **9.3.6 Minimum Setbacks:**

- a) No mobile home shall be located within 6 metres of another mobile home; and
- b) No mobile home or any addition shall be located within 1.8 metres of an internal access road, right-of way or common parking area; or within 1.5 metres of rear and side mobile home site area lines.



**9.3.7 Maximum Height:**

- a) 8 metres for the principal dwelling; and
- b) 5 metres for accessory buildings and structures.

**9.3.8 Maximum Density:**

The maximum density for a mobile home park shall be 20 units per hectare.

**9.3.9 Minimum Floor Area:**

The minimum floor area for a principal dwelling is 70 square metres.

**9.3.10 Maximum Site Coverage:**

The maximum site coverage is 45% for all buildings and structures on an individual mobile home site; and any addition, excluding a carport, must not be greater than 20% of the floor area of the mobile home.

**9.3.11 Off-Street Parking and Loading:**

Off-street parking and loading must be in accordance with the provision of Section 5.0 of this Bylaw.

**9.3.12 General Regulations:**

General regulations, where applicable must be followed in accordance with the provision of Section 4.0 of this Bylaw.

**9.3.13 Specific Use Regulations:**

- a) All residential uses within a mobile home park must consist of mobile homes;
- b) An amenity area not less than 10% of the site area must be provided;
- c) A retail store shall not occupy a floor space of more than 100 square metres;
- d) Where recreational vehicle storage is provided, screening must be provided to a minimum height of 2.0 metres; and



- e) A mobile home park permitted within the R-6 Zone is subject to the provisions of the District of 100 Mile House *Residential Mobile Home Parks Bylaw*, and any amendments thereto. Where there is a conflict between the regulations of the R-6 Zone and the *Residential Mobile Home Parks Bylaw*, the regulations of the R-6 Zone apply.
- f) Despite Section 9.3.4, the minimum parcel area shall be 1.21 hectares for the mobile home park development, for Lot D, Plan EPP9054, except Plan EPP21199, DL 2139, located on Seventh Street.

Bylaw No. 1390



## Zoning Bylaw Amendments

**“mobile home”** means a factory-built, frame rail supported single or double wide dwelling unit conforming to CAN/CSA Z-240 MH series certification or CSA A277 certification.

**“mobile home park”** means a parcel of land used for the purpose of providing pads for mobile ~~homes or manufactured homes~~ for residential use. A mobile home park includes accessory recreation, storage, laundry, open space facilities, landscaping, screening and buffer areas for the residents of the mobile home park.

**Add:** “modular home” means a dwelling unit built in sections at a factory. The sections are transported to the building site to be joined together. They have a label showing CAN/CSA A-277 certification.

### 9.3 Residential Mobile Home Park Zone (R-6)

#### 9.3.3 Accessory Permitted Uses:

- ~~d) recreational vehicle storage; and~~
- ~~e) retail store.~~

#### 9.3.13 Specific Use Regulations:

- ~~c) A retail store shall not occupy a floor space of more than 100 square metres;~~

## Bylaw 1409 Fees & Charges

### DISTRICT OF 100 MILE HOUSE Schedule "H" – Land Use and Development

#### 1. Land Use Application – Subdivision of Land, Conversion of Strata of Existing Building or Bare Land

- |   |  |
|---|--|
| (a) Non-refundable application fee<br>(to be paid at the time of application)   | \$ 500.00/1-4 units<br>\$ 125.00/each additional |
| (b) Preliminary Layout Review extension fee   | \$ 250.00  |
| (c) Substantial revision fee  | \$ 250.00/each revision                          |
| (d) Site Disclosure Statement fee   | \$ 100.00  |
| (e) Inspection fee<br>2% of estimated construction costs, as determined by consulting engineer.<br>(Applicable to the works that will become owned by the District) |  |
| (f) Servicing Agreement (Interest rate payable)   | Prime Plus 2%                                    |

#### 2. Road Closure Application

- |   |           |
|---|-----------|
| (a) Non-refundable application fee<br>(to be paid at the time of application)                 | \$ 100.00 |
| (b) Non-refundable processing fee<br>(to be paid at time of submitting the Offer to Purchase) | \$ 500.00 |

#### 3. ALR Exclusion Application

- |  |             |
|--|-------------|
| (a) Non-refundable Expression of Interest fee    | \$ 250.00   |
| (b) Non-refundable ALR Exclusion Application fee | \$ 1,000.00 |
| (c) Non-refundable public consultation fee       | \$ 250.00   |
| (d) Non-refundable notice fee                    | \$ 500.00   |

#### 4. Mobile Home Park Application

- |   |                            |
|---|----------------------------|
| (a) Non-refundable Mobile Home Park Application fee<br>home pad (to be paid at the time of application)                 | \$250 plus \$50 per mobile |
| (b) Renewal fee   | \$250                      |
| (c) Substantial revision fee  | \$250                      |
| (d) Collector's Certificate for Transport Purposes<br>Accompanies the application to Transport (Relocate) a mobile home | \$25.00/each               |

#### 5. Other Fees

- (a) Any additional costs, including but not limited to advertising, legal survey, preparation and registration of restrictive covenants, statutory rights of way, road closure and disposition.

(b) The District's legal fees, District's agent fees, taxes, etc. which are required in the processing of any of the applications listed in this Schedule H are payable by the applicant, together with an administrative fee of 15% of that amount.

\*includes advertising costs.

**Delete from Fees & Charges Bylaw 1409 Schedule B point #5.**

1. Collector's Certificate for Transport Purposes \$ 25.00/each  
Accompanies the application to Transport (Relocate)  
a mobile home

**SCHEDULE "A"**

**TICKET INFORMATION**  
**(Page 1 of 2)**

**COLUMN 1**  
**DESIGNATED BYLAWS**

**COLUMN 2**  
**DESIGNATED BYLAW**  
**ENFORCEMENT OFFICER**

Animal Control and Pound Operation Bylaw  
No. 1131, 2008

Bylaw Enforcement Officer  
Royal Canadian Mounted Police

Building Bylaw No. 695, 1996

Building Inspector

Business License Bylaw No. 1252, 2013

Bylaw Enforcement Officer  
License Inspector

Fire Services Bylaw No. 959, 2005

Fire Chief  
Bylaw Enforcement Officer

Fireworks Bylaw No. 576, 1992

Fire Chief  
Bylaw Enforcement Officer  
Royal Canadian Mounted Police

Mobile Home Parks Bylaw No. ~~269, 1978~~ <sup>1379, 2024</sup>

Bylaw Enforcement Officer  
Building Inspector

Noise Bylaw No. 953, 2005

Bylaw Enforcement Officer  
Royal Canadian Mounted Police

Noxious Weed Control Bylaw No. 533, 1991

Bylaw Enforcement Officer

Parking and Traffic Bylaw No. 1193, 2010

Bylaw Enforcement Officer  
Royal Canadian Mounted Police

Parks and Community Facilities  
Bylaw No. 1313, 2017

Director of Community Services  
Royal Canadian Mounted Police  
Bylaw Enforcement Officer

Rental Premises Standards of Maintenance  
Bylaw No. 730, 1997

Building Inspector

Road Right-of-Way Usage Bylaw No. 804, 1999

Bylaw Enforcement Officer  
Director of Community Services

**SCHEDULE "G"**

**VILLAGE OF 100 MILE HOUSE MOBILE HOME PARKS**  
**BYLAW NO. 269, 1978**

1379, 2024

**COLUMN 1**

**COLUMN 2**

**COLUMN 3**

**Offence**

**Bylaw Section**

**Fine**

Obstruction of Municipal Official

1.07 (2)

\$150.00

Failure to obtain a Permit

2.02 (1)

\$100.00

Failure to comply with Municipal Bylaws

3.03

\$100.00



**District of  
100 MILE HOUSE**

**COUNCIL REPORT  
File No. 570-01**

**Committee of the Whole Meeting  
– May 28, 2024**

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**REPORT DATE:** April 16, 2024  
**TITLE:** Zoning Issues for Discussion  
**PREPARED BY:** J. Doddridge, Director of Economic Development & Planning

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**PURPOSE:** To provide an overview of zoning issues and proposed Zoning Bylaw housekeeping items

**RECOMMENDATION:** Recommended Resolution

**BE IT RESOLVED THAT** the Zoning Issues information report dated April 16<sup>th</sup>, 2024 from the Director of Economic Development and Planning be received.

**BACKGROUND INFORMATION / DISCUSSION:**

Further to Council’s direction from the Committee of the Whole meeting March 26, 2024, Planner Joanne Doddridge will provide an overview of various Zoning Bylaw challenges for discussion.

**OPTIONS:** N/A

**BUDGETARY IMPACT:** N/A

**LEGISLATIVE CONSIDERATIONS:** Zoning Bylaw 1290, 2016

**ATTACHMENTS:** Zoning Issues & Housekeeping Notes; Zoning Map

**Prepared By:** J. Doddridge  
J. Doddridge, Director Ec Dev & Planning

**Date:** Apr. 16 / 24

**Reviewed By:** T. Boulanger  
T. Boulanger, CAO

**Date:** Apr. 24. 24



**ZONING ISSUES & HOUSEKEEPING**

**C-3 Zoning Issues**

Industrial pressures  
Types of uses vs. lease costs  
Highway visibility

- Assembly use
- Health & fitness facility
- Office
- Retail
- Trade contractors

\*\*\*\*\*

**C-2 Zoning Issues**

Restrictive Zone  
Types of buildings / properties not conducive to permitted uses  
Vacant gas station sites

- Office
- Retail

\*\*\*\*\*

**General Zoning Issues**

- Shipping containers - screening
- Outdoor storage
- Housing pressures - residential uses in non-residential areas
- Bylaw enforcement
- Fines
- Portable / temporary structures
- High cost of construction - pressure for Britco / Atco type buildings
- Some requests for keeping chickens (not many)
- Air B&B

\*\*\*\*\*

**Housekeeping Items**

- 2m separation between buildings
- Paved driveways – difficult to enforce; building schemes
- I-1 Zone allows health & fitness facility – remove?
- Remove retail store from R-6 zone
- ER-2 – only 1 of secondary suite, accessory dwelling or coach house
- Clarify portable buildings
  - o Change 4.10.6 – switch out portable for pre-manufactured buildings.
  - o Include phrases or definitions: garden shed, RV tent, canopy, pre-manufactured carports, pre-mfctd greenhouse, etc.
  - o Add that setbacks are applicable (same as accessory buildings)
  - o Keep the 20m2 max size (to avoid huge rv shelters)

\*\*\*\*\*

**Text Amendments**

- Delete 'in all zones' from B&B section 4.19
- Parcel line definitions – should read except 'rear' lane

\*\*\*\*\*

**Mobile Home Park Amendments**

- Amend definitions of mobile home, manufactured home, mobile home park
- Delete RV storage and retail store as accessory uses
- Other consequential amendments

\*\*\*\*\*





## 1.1 Tourist Commercial Zone (C-2)

### 1.1.1 Purpose:

The purpose of this zone is to designate sites along Cariboo Highway 97 for the development of business areas intended to serve tourists and the travelling public.

### 1.1.2 Principal Permitted Uses:

- a) club or lodge;

**“club (or lodge)”** means a building or structure used by an association or organization for fraternal, benevolent, non-profit, philanthropic, social or recreational purposes. Clubs or Lodges may include rooms for eating, drinking and general assembly.

- b) commercial recreation;

**“commercial recreation”** means the use of land or a building for social or recreational purposes for gain and includes an amusement arcade, billiard and pool hall, bowling alley, cabaret, caterer, climbing wall, dance hall, night club, and other similar uses.

- c) drive-through food service;

**“drive-through food service”** means a development that provides for eating and drinking services in a manner that allows rapid customer service and includes attendant services; drive-through food pick-up services; or parking primarily intended for onsite consumption of food within a motor vehicle.

- d) hotel;

**“hotel”** means a development used for the provision of rooms or suites for temporary sleeping accommodation where the rooms have access from a common interior corridor. A hotel may include accessory eating and drinking establishments, a convention facility, meeting rooms and personal service shops but not a temporary shelter.

- e) liquor store;

**“liquor store”** means the sale of liquor for off-site consumption as well as wine making and U-Brew operations to produce liquor.

f) motel;

**“motel”** means a building or buildings containing rooms with temporary sleeping accommodation or rooms where housekeeping is provided, each with an exterior entrance, designed to serve the travelling public. A motel may include a kitchen in each housekeeping and/or sleeping unit, an accessory eating and drinking establishment and personal service shops but not a temporary shelter.

g) office;

**“office”** means a building or portion of a building used primarily for transacting business, providing professional services, or undertaking the administrative functions of a business, profession, service, government or non-profit society and include printing and photography but does not include a health care office or a financial institution.

h) restaurant;

**“restaurant”** means a development where prepared foods and beverages are offered for sale to the public for consumption within or away from the premises and includes restaurants, lounges, cafes, delicatessens, tea rooms, lunch rooms, refreshment stands and take-out restaurants but excludes mobile catering food services, and neighbourhood pubs.

i) retail sales; and

**“retail store”** means the use of a building where goods are offered to the public for sale for personal consumption or household use and not for resale purposes but does not include the sale of gasoline, new or used vehicles, industrial equipment, a liquor primary use or retail cannabis sales.

j) service station.

**“service station”** means a development used for the retail sale of gasoline and other petroleum products, an electrical charging station, a gas bar, card lock facility, washing of motor vehicles and minor servicing of motor vehicles including the sale and changing of tires, lubrication, mufflers and auto accessories but does not include vehicle sales, rental and repair.

## Vehicle Oriented Commercial Zone (C-3)

### 1.1.3 Purpose:

The purpose of this zone is to designate sites for the development of business areas intended to serve vehicular traffic.

### 1.1.4 Principal Permitted Uses:

- a) assembly use;

**“assembly use”** means a building utilized for the gathering of persons for charitable, cultural, educational, philanthropic, recreational, religious and social purposes and includes auditoriums, theatres, schools and halls but does not include overnight accommodation.

- b) club or lodge;

**“club (or lodge)”** means a building or structure used by an association or organization for fraternal, benevolent, non-profit, philanthropic, social or recreational purposes. Clubs or Lodges may include rooms for eating, drinking and general assembly.

- c) commercial recreation;

**“commercial recreation”** means the use of land or a building for social or recreational purposes for gain and includes an amusement arcade, billiard and pool hall, bowling alley, cabaret, caterer, climbing wall, dance hall, night club, and other similar uses.

- d) fleet services;

**“fleet services”** means a commercial operation using a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long term lease. Typical uses include a taxi service, bus line, moving and cartage, and courier service.

- e) health and fitness facility;

**“health and fitness facility”** means the provision of athletic activities for the promotion of health, fitness, dance and relaxation including but not limited to gymnastics, yoga, aerobics, weight training, martial arts, personal training, and fitness enhancement services. Related uses may include a tanning studio, spa,

weight loss centre, nutrition advice, therapeutic services such as shiatsu, reflexology, physiotherapy and massage therapy.

f) hotel;

**“hotel”** means a development used for the provision of rooms or suites for temporary sleeping accommodation where the rooms have access from a common interior corridor. A hotel may include accessory eating and drinking establishments, a convention facility, meeting rooms and personal service shops but not a temporary shelter.

g) motel;

**“motel”** means a building or buildings containing rooms with temporary sleeping accommodation or rooms where housekeeping is provided, each with an exterior entrance, designed to serve the travelling public. A motel may include a kitchen in each housekeeping and/or sleeping unit, an accessory eating and drinking establishment and personal service shops but not a temporary shelter.

h) office;

**“office”** means a building or portion of a building used primarily for transacting business, providing professional services, or undertaking the administrative functions of a business, profession, service, government or non-profit society and include printing and photography but does not include a health care office or a financial institution.

i) restaurant;

**“restaurant”** means a development where prepared foods and beverages are offered for sale to the public for consumption within or away from the premises and includes restaurants, lounges, cafes, delicatessens, tea rooms, lunch rooms, refreshment stands and take-out restaurants but excludes mobile catering food services, and neighbourhood pubs.

j) retail sales;

**“retail store”** means the use of a building where goods are offered to the public for sale for personal consumption or household use and not for resale purposes but does not include the sale of gasoline, new or used vehicles, industrial equipment, a liquor primary use or retail cannabis sales.

k) service station; and

**“service station”** means a development used for the retail sale of gasoline and other petroleum products, an electrical charging station, a gas bar, card lock facility, washing of motor vehicles and minor servicing of motor vehicles including the sale and changing of tires, lubrication, mufflers and auto accessories but does not include vehicle sales, rental and repair.

l) vehicle sales, rental and repair.

**“vehicle sales, rental and repair”** means the use of land, buildings or structures for the sale, rental, servicing, mechanical repair and body repair of automobiles, motorcycles, snowmobiles and similar vehicles and the sale, installation or servicing of related accessories and parts. This includes transmission shops, muffler shops, tire shops, automotive glass shops, and automotive upholstery shops but does not include the servicing of industrial equipment, auto towing and storage, truck and mobile home sales and rental, and auto wrecking, salvage of materials and storage uses.

## 1.2 Shipping Containers

- 1.2.1 Shipping containers are permitted in all zones subject to the following regulations.
- 1.2.2 In residential zones, one shipping container per parcel is permitted only on a temporary basis, **to a maximum of 2 years, during** active construction on the property, such construction the subject of a valid Building Permit, provided the shipping container is removed within two weeks of the completion of construction or the expiration of the permit.
- 1.2.3 In all other zones, shipping containers are permitted on either a temporary or permanent basis.
- 1.2.4 Shipping containers may not comprise the sole use of the property; they must be ancillary to an existing principal permitted use.
- 1.2.5 Placement of shipping containers is subject to all zoning regulations, including setbacks, site coverage, maximum height.
- 1.2.6 Shipping containers which are placed permanently must be screened from a highway or roadway, and the container must not be visible above the screening. This applies to all zones except industrial zones, where screening is only required if visible from Cariboo Highway 97.
- ~~1.2.7 Shipping containers are not permitted to be used as components of buildings. This includes, among other things, that roofs are prohibited unless the roof is self-supporting, and completely independent of the shipping container.~~
- Shipping containers are not to be used as habitable buildings or building components, unless professional involvement is provided.**
- 1.2.8 Shipping containers are not permitted to be used as fencing, screening, principal purpose of advertising, or as a commercial storage facility.
- 1.2.9 A maximum of 1 shipping container per parcel is permitted except where parcels are larger than 0.4 hectare in area, one additional shipping container shall be permitted.
- 1.2.10 Where multiple shipping containers are permitted, no more than two shipping containers may be stacked on top of one another.

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### **1.3**

#### **Accessory Buildings and Structures**

- 1.3.1 All accessory buildings or structures attached to a principal building are deemed to be a portion of the principal building.
- 1.3.2 When not attached, all buildings must be separated from each other by a minimum horizontal distance of two metres from ground to sky.
- 1.3.3 No accessory building or structure may be erected on any parcel unless the principal building to which the accessory building or structure is an ancillary use has been erected or is in the process of being erected.
- 1.3.4 No accessory building or structure may be used as a principal dwelling.
- 1.3.5 An accessory building or structure shall not be located within a required setback from a front parcel line.
- 1.3.6 A portable building or structure:
  - a) Cannot be located in a required front parcel setback area; and
  - b) Cannot exceed an area of 20 square metres.

### **1.4 Screening and Landscaping**

- 1.4.1 Any part of a parcel not used for storage, building, parking, or loading facilities or outdoor recreation must be landscaped except in the A1, A-2 and A-3 zones.
- 1.4.2 Storage Yards:
  - a) Except in the I-1 and I-2 zones, no storage yard or area shall be permitted in a required front yard; or in any required yard which is across a street from or abutting a parcel in a residential zone; and
  - b) Except in the I-1 and I-2 zones, storage yards must be screened with a solid fence or wall 2.4 metres in height , or a compact evergreen hedge not less than 1.5 metres in height.

## 1.5 Bed and Breakfast

1.5.1 A bed and breakfast operation is permitted as an accessory use within a single detached dwelling in all zones subject to the following:

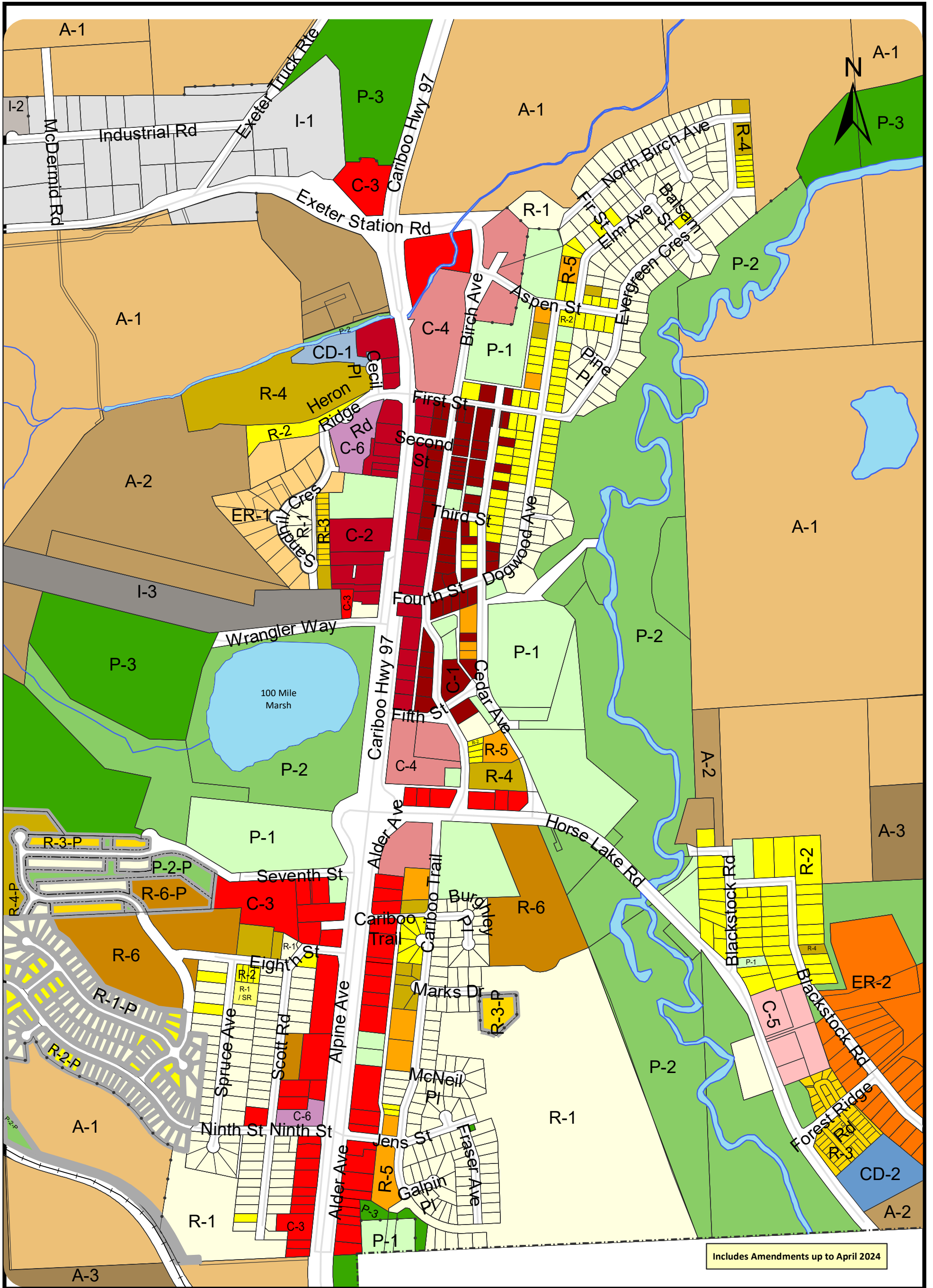
- a) the operation is located within the principal dwelling unit on the parcel;
- b) no more than four patrons are accommodated within the dwelling unit at one time;
- c) no more than two bedrooms are used for the bed and breakfast operation;
- d) one onsite parking space is provided;
- e) no cooking facilities or other facilities for the keeping of food are provided for within the bedrooms intended for the said operation; and
- f) no patron may stay within the same dwelling for more than thirty days in a calendar year.

1.5.2 Surfacing of Off-Street Parking and Loading Spaces:

- a) All off-street parking spaces, loading spaces and access aisles on parcels other than those located in the A-1, A-2, A-3 ER-1, ER-2, I-1 and I-2 zones must be surfaced with asphalt, concrete or pavers and must be graded and drained to properly dispose of surface water.

**“health and fitness facility”** means the provision of athletic activities for the promotion of health, fitness, dance and relaxation including but not limited to gymnastics, yoga, aerobics, weight training, martial arts, personal training, and fitness enhancement services. Related uses may include a tanning studio, spa, weight loss centre, nutrition advice, therapeutic services such as shiatsu, reflexology, physiotherapy and massage therapy.





Includes Amendments up to April 2024



Zones		Industrial		Residential	
Agriculture	A-1 Agricultural Zone	I-1 Light Industrial Zone		R-1 Residential Low Density Zone	
	A-2 Small Holdings Zone	I-2 Heavy Industrial Zone		R-1 / Special Residential Charitable Use Zone	
	A-3 Resource Area Zone	I-3 Airport Industrial Zone		R-2 Residential Duplex Zone	
Commercial	C-1 Central Business District Commercial Zone	P-1 Institutional Zone	R-3 Residential Small Lot Zone	R-3 Residential Medium Density Zone	
	C-2 Tourist Commercial Zone	P-2 Parks and Open Space Zone	R-4 Residential High Density Zone	R-5 Residential Mobile Home Park Zone	
	C-3 Vehicle Oriented Commercial Zone	P-3 Parks and Recreation Zone	R-6 Residential Proposed Lot	R-6 Residential Proposed Lot	
	C-4 Shopping Center Commercial Zone	P-2-Proposed Lot	R-1-Proposed Lot	R-2-Proposed Lot	
	C-5 Horse Lake Road Commercial Zone	R-1 Residential Proposed Lot	R-3-Proposed Lot	R-4-Proposed Lot	
	C-6 Mixed Use Commercial - Residential Zone	R-2 Residential Proposed Lot	R-5-Proposed Lot	R-6-Proposed Lot	
		R-1-Proposed Lot	ER-1 Country Residential Zone	ER-2 Horse Lake Road Residential Zone	
		R-2-Proposed Lot	CD-1		
		R-3-Proposed Lot	CD-2		
		R-4-Proposed Lot			
		R-5-Proposed Lot			
		R-6-Proposed Lot			

Schedule 2: Zoning Bylaw Map  
District Wide and  
Main Community Inset  
Bylaw No. 1290, 2016  
(Main Community Inset)

Date: March 2016

