

THE CORPORATION OF THE DISTRICT OF PEACHLAND

BYLAW NUMBER 2193, 2017

A Bylaw to Regulate Manufactured Home Parks within the District of Peachland

WHEREAS Section 63 of the *Community Charter* provides that Council may, for the protection of persons and property, regulate manufactured home parks within the District of Peachland;

NOW THEREFORE, the Council of the Corporation of the District of Peachland, in open meeting assembled, hereby enacts as follows:

1. **DEFINITIONS:**

- a. Unless defined within this Section for the purposes of this bylaw, all words or phrases used in this bylaw have their usual or common meaning unless specifically defined in the *Community Charter* or *Local Government Act*, or by the definitions set forth in the District of Peachland Zoning Bylaw, as may be amended from time to time:
 - i. **Manufactured Home Lot** means a separately titled lot intended for the placement of one Manufactured Home.
 - ii. **Manufactured Home Subdivision** means a cohesive development containing ten or more Manufactured Home Lots.
- b. Unless expressly stated in this bylaw, the regulation of all uses, buildings and structures shall be in accordance with the District of Peachland Zoning Bylaw, as may be amended from time to time.

2. **WORKS AND SERVICING REQUIREMENTS:**

- a. Works and Services, and words or phrases with reference to Works and Services for Manufactured Home Parks or Manufactured Home Subdivisions shall be as defined in the District of Peachland Subdivision, Development and Servicing Bylaw as may be amended from time to time for RM-1 Zoned properties.
- b. No use of land and no use of any building or structure is permitted within a Manufactured Home Park or a Manufactured Home Subdivision unless and until all Works and Services have been provided, as required by the District of Peachland Subdivision, Development and Servicing Bylaw, and such Works and Services are immediately available and adequate to serve the building, structure or use being proposed.

3. **DEVELOPMENT REQUIREMENTS FOR MANUFACTURED HOME SPACES WITHIN A MANUFACTURED HOME PARK**

- a. Area: Minimum 325 m² (3,498ft²) per Manufactured Home Space
- b. The minimum dimensions of a Manufactured Home Space are:
 - i. For Manufactured Homes (CAN/CSA Z240) designated Spaces:

Width	
Rectangular	13.0m (42.7ft)
Panhandle	6.0m (19.9ft)
Wedge shaped	6.0m at the front of the space 13.0 minimum average

Corner – Where the space is flanked on two sides by an interior roadway	14.0m (45.9ft)
Depth	25.0m (82.0ft)

- ii. For Manufactured Homes (CAN/CSA A277) designated Spaces:

Width	
Rectangular	12.3 m (40.4ft)
Panhandle	6.0m (19.9ft)
Wedge shaped	6.0m at the front of the space 12.5m minimum average
Corner – Where the space is flanked on two sides by an interior roadway	13.5m (44.0ft)
Depth	30.0m (98.0ft)

- c. **Density:** Not more than one Manufactured Home shall be located on each Manufactured Home Space within a Manufactured Home Park.
- d. **Manufactured Home Space:** Maximum of 50% for all buildings and structures and a maximum of 60% for all impervious surfaces on a Manufactured Home Space,
- e. **Height:**
- i. The maximum height of a Manufactured Home (CAN/CSA Z240) shall be 7.5m (24.6ft) or one storey, whichever is the lessor.
 - ii. The maximum height of a Manufactured Home (CAN/CSA A277) shall be 9.1m (29.9ft) or 2 storeys, whichever is the lessor.
- f. **Minimum Setbacks** of a Manufactured Home from the perimeter of a Manufactured Home Space:

Front yard (Manufactured Home or Addition)	3.5m (11.5ft)
Front yard (Garage or carport)	6.0m (19.7ft)
Rear Yard	5.0m (16.25 ft.)
Interior Side yard	1.5m (4.9ft)
Exterior Side yard	2.5m (8.2ft)

- g. **Setback Exceptions:**
- i. Each Manufactured Home (CAN/CSA Z240) and any addition to the Manufactured Home (CAN/CSA Z240) must be located a minimum of 5.5 m from another Manufactured Home (CAN/CSA Z240) within a Manufactured Home Park
 - ii. Each Manufactured Home (CAN/CSA A277) and any addition to the Manufactured Home (CAN/CSA A277) must be located a minimum of 3.0 m from another Manufactured Home (CAN/CSA A277) within a Manufactured Home Park

h. Additions, Decks and Carports:

- i. The maximum total area for additions, decks and carports located on a Manufactured Home Space shall be governed by the Manufactured Home Space coverage regulations in Section 3 (d) of this Bylaw.
- ii. Additions must be designed, constructed and painted or otherwise finished to complement the Manufactured Home.

i. Accessory Buildings or Structures:

- i. One detached Accessory Building or Structure shall be permitted on each Manufactured Home Space.
- ii. An Accessory Building or Structure must not exceed 9.3m² (30.5ft²) in floor area.
- iii. Accessory Buildings or Structures shall be setback a minimum of 1.5m (4.9ft) from the Manufactured Home and the perimeter of the Manufactured Home Space.
- iv. Accessory Buildings or Structures shall not exceed 3.5m (11.9ft) in height.
- v. Accessory Buildings or Structures shall be designed, constructed, and painted or otherwise finished to complement the Manufactured Home.

4. GENERAL REGULATIONS – MANUFACTURED HOME PARKS

a. Approval:

- i. The location, establishment, construction, alteration, expansion, operation or subdivision of a Manufactured Home Park shall be in accordance with this bylaw, and all other applicable municipal bylaws or regulations.
- ii. All Manufactured Home Spaces shall be shown on a Reference Plan prepared by a British Columbia Land Surveyor. The Reference Plan shall show the dimensions and areas of each Manufactured Home Space, and show whether the Manufactured Home Space is designated for a Manufactured Home having a CAN/CSA Z240 or a CAN/CSA A277 certification.
- iii. Any person commencing any work related to the construction, installation, alteration, or demolition of a Manufactured Home in a Manufactured Home Park shall have a valid Permit(s) for the work issued by the District of Peachland prior to commencing the work.
- iv. Any person occupying or using a Manufactured Home or part of a Manufactured Home in a Manufactured Home Park shall have an Occupancy Permit issued by the District of Peachland.

b. Construction Standards:

Each Manufactured Home in a Manufactured Home Park and any addition or alteration to a Manufactured Home in a Manufactured Home Park shall meet either Canadian Standards Association (CSA) standards, or BC Building Code Standards appropriate to the use and occupancy of the proposed Manufactured Home, addition or alteration.

c. Accessory Structures on Common Property:

- i. One accessory structure, to a maximum gross floor area of 70 m², shall be permitted for use as a park maintenance or service building.
- ii. An accessory structure on common property must be located a minimum of 6.0 m from any dwelling unit or 3.0 m from another accessory structure.

d. Recreation Facilities:

- i. A minimum of five percent (5%) of the area of a Manufactured Home Park shall be provided and maintained as an amenity area for recreational use, such as a playground and picnic area, for the Manufactured Home Park residents.
- ii. Amenity areas in a manufactured home park shall not include buffer areas, parking areas, roadways, Manufactured Home Spaces, storage areas, or any building except those buildings specifically designated for recreational facility use.

e. Interior Roads:

- i. Roads inside a Manufactured Home Park that provide access to Manufactured Home Spaces shall be hard surfaced.
- ii. Each Manufactured Home Park containing more than 50 Manufactured Home Spaces shall provide a secondary emergency access, construction of which shall be in accordance with the requirements of the District of Peachland Subdivision and Development Servicing Bylaw, as amended from time to time.

f. Parking:

- i. Parking requirements for Manufactured Home Parks shall be in accordance with the District of Peachland Zoning Bylaw.
- ii. All parking and loading spaces and vehicular driveways within the Manufactured Home Park shall be hard surfaced.

g. Landscaping:

- i. All parts of a Manufactured Home Park not covered by buildings, structures, parking areas, roadways and Manufactured Home Spaces shall be landscaped and maintained to the standard set out by plans and specifications approved by the District of Peachland, and in accordance with the District of Peachland Zoning Bylaw, as may be amended from time to time..

h. Signs:

- i. Signage for a Manufactured Home Park shall be in accordance with the District of Peachland Sign Bylaw, as may be amended from time to time.

5. SUBDIVISION REQUIREMENTS FOR MANUFACTURED HOME LOTS WITHIN A MANUFACTURED HOME SUBDIVISION:

- a. Area: Minimum 325 m² (3,498ft²) per Manufactured Home Lot
- b. The minimum dimensions of a Manufactured Home Lot are:
- c.
 - i. For Manufactured Homes (CAN/CSA Z240) designated lots:

Width	
Rectangular	13.0m (42.7ft)

Panhandle	6.0m (19.9ft)
Wedge shaped	6.0m at the front of the lot 13.0 minimum average
Corner – Where the space is flanked on two sides by a street	14.0m (45.9ft)
Depth	25.0m (82.0ft)

- ii. For Manufactured Homes (CAN/CSA A277) designated lots:

Width	
Rectangular	12.5m (40.6ft)
Panhandle	6.0m (19.9ft)
Wedge shaped	6.0m at the front of the lot 12.5m minimum average
Corner – Where the space is flanked on two sides by a street	13.5m (43.8ft)
Depth	30.0m (97.5ft)

d. **Density:** Not more than one Manufactured Home shall be located on each Manufactured Home Lot.

e. **Lot Coverage:** Maximum of 50% for all buildings and structures and a maximum of 60% for all impervious surfaces on a Manufactured Home Lot.

f. **Height:**

- i. The maximum height of a Manufactured Home (CAN/CSA Z240) shall be 7.5m (24.6ft) or one storey, whichever is the lessor.
- ii. The maximum height of a Manufactured Home (CAN/CSA A277) shall be 9.1m (29.9ft) or 2 storeys, whichever is the lessor.

g. **Minimum Setbacks:**

Front yard (Manufactured Home or Addition)	3.5m (11.5ft)
Front yard (Garage or carport)	6.0m (19.7ft)
Rear Yard	5.0m (16.4ft)
Interior Side yard	1.5m (4.9ft)
Exterior Side yard	2.5m (8.2ft)

6. ENFORCEMENT:

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

7. PENALTY:

- a. Any person who violates any provisions of this bylaw is liable on summary conviction to a penalty not exceeding one thousand dollars (\$1,000) and also the cost of prosecution.

- b. Each day during which such violation is continued shall be deemed to constitute a new and separate offence.
 - c. Upon conviction, the court may direct that no prosecution under subsection 7(b) shall be made, with respect to the continuance of the violation, for such period of time as the court determines.
8. SEVERABILITY:
- a. 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 the bylaw.
9. This Bylaw may be cited as “Manufactured Home Parks Bylaw No. 2193, 2017”
10. This Bylaw shall take effect upon its adoption by the Council of the Corporation of the District of Peachland.
11. This Bylaw repeals:
- a. The Corporation of the District of Peachland Bylaw Number 827 – Peachland Mobile Home Parks Bylaw Number 827, 1982, a Bylaw to Regulate the Establishment, Extension, Design and Servicing of Mobile Home Parks, pursuant to Section 734 of the Municipal Act; and
 - b. The Corporation of the District of Peachland Bylaw Number 828 – Peachland Mobile Home Parks (Strata) Bylaw Number 828, 1982, a Bylaw to Regulate the Establishment, Extension, Design and Servicing of Strata Mobile Home Parks, pursuant to Section 734 of the Municipal Act.

READ A FIRST TIME, this 8th day of August, 2017.

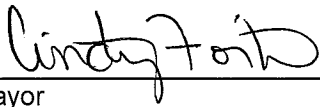
READ A SECOND TIME, this 8th day of August, 2017

SECOND READING RESCINDED, this 24th day of October, 2017

READ A SECOND TIME as amended, this 24th day of October, 2017.

READ A THIRD TIME, this 24th day of October, 2017.

FINALLY RECONSIDERED AND ADOPTED, this 14th day of November, 2017.



Mayor



Corporate Officer

Dated at Peachland, B.C.
This 14th day of November, 2017.