

THE CORPORATION OF THE VILLAGE  
OF PORT CLEMENTS  
BYLAW NO. 196

A BYLAW TO REGULATE  
MOBILE HOME PARKS,  
TOURIST TRAILER PARKS  
AND CAMP GROUNDS

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THE CORPORATION OF THE VILLAGE OF PORT CLEMENTS

BYLAW NO. 196

WHEREAS THE Council of the Corporation of the Village of Port Clements pursuant to Section 734 of the Municipal Act wishes to adopt a Bylaw to regulate the construction and layout of trailer courts, mobile home parks and camping grounds and require that those courts, parks and grounds provide facilities specified;

NOW THEREFORE THE Council of the Corporation of the Village of Port Clements in open meeting, lawfully assembled ENACTS AS FOLLOWS:

PART I: INTERPRETATION

1.1 TITLE

This Bylaw may be cited as "The Corporation of the Village of Port Clements Mobile Home Park, Tourist Trailer Park and Campground Regulation Bylaw No. 196, 1996".

1.2 DEFINITIONS

In this Bylaw, unless the context otherwise requires, the following words and expressions shall have the meaning hereinafter assigned to them:

"APPROVAL" means approval in writing;

"BUFFER AREA" means the buffer area described in this Bylaw;

"BUILDING INSPECTOR" means the building Inspector of the Corporation of the Village of Port Clements, or his lawful assistant;

"CAMP GROUND" means a site providing for the seasonal and temporary accommodation of travellers using tents, travel trailers or recreational vehicles, but specifically excludes a mobile home park, hotel, motel, auto court or holiday park; a campground does not include a facility licensed under the Community Care Facility Act;

"CAMP SITE" means a site occupied and maintained, or intended to be occupied and maintained, for the temporary accommodation of travellers in trailers or tents, which is either operated for reward or is licensed accommodation under regulations made pursuant to the BRITISH COLUMBIA TRAVEL REGULATION ACT;

"CAMPING SPACE" means an area in a campsite used for one trailer or tent;

"COUNCIL" means the Mayor and Council of the Village of Port Clements;

"FLOOR AREA" means an area on any storey of a building or mobile home that is occupied or intended for occupancy but does not include exits, or attic, crawl or duct spaces;

"INDEPENDENT TRAILER" means a mobile home equipped with a water closet and a bath tub or shower, waste from both of which may be disposed directly into a sewer through a drain connection;

"LOT" means any parcel, block, lot or other area in which land is held or into which land is subdivided, but does not include a highway or portion thereof;

"LOT LINE" means the line of demarcation between adjoining lots or parcels or shown upon registered plans;

"MEDICAL HEALTH OFFICER" means the Medical Health Officer (or his duly delegated employee or official as authorized) appointed under the Health Act for the territorial jurisdiction of the area in which a campground is located;

"MOBILE HOME" means a dwelling unit especially designed to be moved along the highway from time to time and which arrives at the site where it is to be occupied

complete and ready for occupancy except for placing on foundation and supports and connection of utilities;

"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 service buildings;

"MOBILE HOME PARK" means any parcel of land, upon which two or more mobile homes, occupied for dwelling purposes, are located, including all buildings, structures or accessories used or intended to be used as equipment for such mobile home park, but shall not include vehicle sales or other lands on which mobile homes are manufactured or placed for the purposes of storage or inspection and sale;

"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;

"OWNER" means an owner, agent, lessor, or manager of, or any person who operates, a mobile home park, tourist trailer park or campsite;

"POTABLE WATER" means water which is approved for drinking purposes by the Medical Health Officer;

"ROADWAY" means an allowance within a mobile home park, trailer park, or campground, part or all of which is made suitable for normal vehicular use so vehicles can gain access to abutting spaces;

"SERVICE BUILDING" means a building housing any toilet, bathing, or other sanitation facilities, or laundry or clothes-drying facilities;

"TRAILER" means any vehicle, coach, house-car, or conveyance, more commonly known as a camper, travel trailer, or tent trailer, designed to travel on the highways, constructed or equipped to be used as temporary living or sleeping quarters by travellers, and shall include tents;

"TOURIST TRAILER PARK" means a parcel of land which has been planned and improved for the placement of transient travel trailers and other transient recreational vehicles for transient use.

### 1.3 APPLICATION

(1) The provisions of this bylaw apply to any campground, holiday park or mobile home park constructed or established after the adoption of this bylaw and to any additional construction on an existing campground, holiday park or mobile home park and to any alteration to the layout of an existing campground, holiday park or mobile home park.

(2) Where the construction or layout of an existing campground, holiday park or mobile home park does not conform to the provisions of this bylaw no person may carry out additional construction or make an alteration to the layout of the campground, holiday park or mobile home park if the effect of such construction or alteration is likely to aggravate the non-conformity.

### PART 2 - MOBILE HOME PARKS

#### 2.1 GENERAL PROVISIONS

With respect to Mobile Home Parks:

(1) No person shall:

(a) locate, establish, construct, alter, or operate a mobile home park; or

(b) cause or allow a mobile home to be parked or to remain in a mobile home park;

in contravention of this bylaw;

(2) No person shall establish, construct, or alter a mobile home park until a building permit authorizing the work has been issued to him pursuant to this bylaw;

- (3) No person shall establish, construct, or alter a mobile home park unless water, sanitary sewer and storm sewer services are available or are to be made available to the parcel of land on which the mobile home park is to be established, constructed, or altered;
- (4) No person shall locate a mobile home park except on a well-drained site that has no standing water and is graded for adequate drainage;
- (5) All parcels of land included in a mobile home park site shall be contiguous;
- (6) All additions and alterations thereof to mobile homes shall be in accordance with the building, plumbing, electrical and sewage disposal regulations in effect in the Municipality and shall comply in all respects with the requirements of the respective bylaws of the Municipality and/or regulations of the Province of British Columbia;
- (7) (a) No mobile home shall be located or occupied elsewhere in a mobile home park other than in a mobile home area;  
(b) No more than one mobile home shall be located on a mobile home space;
- (8) All mobile homes, while installed in a mobile home park, shall be adequately restrained from moving by the installation of tie downs or anchor bolts;
- (9) Any part of a mobile home area may be designated as a space for the use of mobile homes, subject to the requirements of this bylaw;
- (10) No person shall connect a mobile home to a water or sewer system unless the mobile home has a plumbing system designed and installed according to Municipal standards with a vent trap for each fixture;
- (11) 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 flammable liquids as fuel;
  - (b) the storage and disposal of inflammable liquids and oils;
 shall be in accordance with the regulations of the FIRE SERVICES ACT and the applicable bylaws of the Municipality.

## 2.2 PLANS AND SPECIFICATIONS

- (1) All applications for permits for the establishing, construction, or alteration, of mobile home parks shall be made in writing to the Municipal Clerk 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) two complete and legible sets of plans to scale showing:
    - (i) the area dimensions and legal descriptions of the parcel of land;
    - (ii) the dimensions and locations of the buffer area;
    - (iii) the number, location, dimensions and designation of all mobile home areas, the location and dimensions of all roadways, the owner's residential plot, (if any), and, if included, any amenity or recreation area;
    - (iv) the dimensions and location of all service buildings, the owner's residence, (if any), and other structures;

- (v) the internal layouts of all service buildings and other structures, apart from the owner's residence;
- (vi) the location and details of the source of water, water distribution lines and outlets;
- (vii) the location and details of all connections to the sanitary sewer and storm sewer lines;
- (viii) a lot grading plan illustrating how the storm water run-off from the site is to be handled;
- (ix) the location and details of all on-site garbage and refuse disposal areas;
- (x) a north arrow and notation of the scales used.

### 2.3 BUFFER AREA

- (1) Every mobile home park shall have immediately within all its boundaries a buffer area a minimum of seven point five (7.5) metres (25 feet) within which:
  - (a) No mobile home area nor an owner's residential plot may be located;
  - (b) No building or structure may be erected or placed, except a sign, which may only be placed within seven point five (7.5) metres (25 feet) of any highway and subject to the restrictions and provisions of the Corporation of the Village of Port Clements Sign Bylaw, and a fence and a wall;
  - (c) No garbage disposal or service area and no part of any private sewage disposal system;
  - (d) The only roads permitted are those which cross the buffer area as close to right angles as practicable and connect directly with the road system contained within the remainder of the mobile home park, and no road shall traverse the buffer area and give direct access from any public highway to any mobile home space;
  - (e) No recreation, amenity, or service areas, except for waterfront recreation, walking or jogging trails, may be located.

- (2) All mobile home park buffer areas shall be landscaped or otherwise beautified to provide an attractive appearance;

- (3) Where a mobile home park is separated from the neighbouring property by a body of water, then, notwithstanding the provisions of clause (1) hereof;
  - (a) for the purpose of establishing the buffer area, the mobile park boundary shall be deemed to be the centreline 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 seven point five (7.5) metres of any other boundary.

### 2.4 MOBILE HOMES SPACES AND PERMISSIBLE ADDITIONS

In a Mobile Home Park:

- (1) Within a mobile home area no part of any mobile home or any permissible addition shall be:
  - (a) on land that is not level and kept free from drainage from adjacent land;
  - (b) within six (6) metres of any building or other mobile home;
  - (c) allowed to project over the boundary of any mobile home area;
- (2) One (1) level easily accessible car parking space shall be provided near each mobile home. In addition, for every two (2) mobile homes, one (1) additional car parking space shall be provided;

- (3) No additions to mobile homes are permitted, except:
- (a) skirtings, but only if an easily removable access panel of a minimum width of one (1) metre provides access to the area enclosed by the skirting;
  - (b) carports;
  - (c) shelters against sun or rain (ramadas or porchs);
  - (d) rooms (cabanas) added to a mobile home; provided that any such rooms shall have an exit or access to exit other than through the mobile home, and, further, any such additional room is not used as an exit or access to exit from any mobile home;
- provided that in all cases that the means of egress from a mobile home or additional room is not restricted or diminished by any part of the addition.

**2.5 OWNER'S RESIDENCE PLOT**

An owner's residential plot shall be permitted within a mobile home park provided the area of the plot is not less than three hundred and twenty-five (325) square metres (3,500 sq.ft.).

**2.6 ADMINISTRATIVE BUILDINGS**

Every mobile home park may contain a building to accommodate an administrative office. This building shall conform in all respects to the Building, Plumbing and Electrical regulations of the Municipality and may provide for such other uses as are permitted by the Village of Port Clements Zoning Bylaw.

**2.7 GARBAGE DISPOSAL**

- (1) The owner of each mobile home park shall:
- (a) provide fly tight garbage containers in ample number at convenient locations;
  - (b) place garbage containers in racks or holders designed to prevent the containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them;

**2.8 FIRE PROTECTION**

In Mobile Home Parks:

- (1) Portable fire extinguishers of a type approved by the Village of Port Clements Fire Chief shall be kept in all locations specified by the Fire Chief, and shall be maintained in good operating condition as may be required by Provincial legislation;
- (2) Fire hydrants shall be installed and shall be spaced such that no mobile home is located beyond one hundred and ten (110) metres (360 feet) from a fire hydrant as measured along the internal roadway system.

**2.9 ENFORCEMENT**

No person shall allow or cause the public or any member of the public to use a mobile home park for the installation of a mobile home for storage, living, or sleeping purposes unless the furnishings, facilities, installation, and equipment of the mobile home and mobile home park are in accordance with this bylaw.

**2.10 PERMIT FEES**

With respect to Mobile Home Parks:

- (1) The permit fees payable with respect to construction of all service buildings, owner's residence or other structural facility within the mobile home park shall be in accordance with the pertinent bylaws of the Municipality from time to time in force and all workmanship, materials and methods shall conform to said bylaw requirements;

- (2) The permit fee is eighty-five dollars (\$85.00) for each mobile home space in addition to the fees charged for buildings constructed in the Mobile Home Park.

### 2.11 INSPECTIONS

Respecting Mobile Home Parks:

- (1) The Building Inspector or his duly authorized designate may make inspections to determine that all servicing works meets the specifications set out in this Bylaw and have been completed to good engineering standards;
- (2) The Building Inspector is hereby authorized and empowered to make inspections to determine the condition of mobile home parks located within the Village, in order that he may perform his duty of safeguarding the health and safety of the occupants thereof and of the general public;
- (3) the Building Inspector will be provided free access to mobile home parks and mobile homes therein at reasonable times for the purpose of inspection.

### 2.12 RECREATIONAL AREA

- (1) Not less than 7.5% of the gross site area of the Mobile Home Park shall be devoted to tenants' recreational uses, and shall be provided in a convenient and accessible location. For the purpose of calculating recreational space requirements, 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) Recreation areas in the mobile home park, except indoor recreation facilities, shall be landscaped appropriately for active recreational use.

### 2.13 SITE AND OTHER REQUIREMENTS

All mobile home parks designed for the accommodation of mobile homes shall be constructed in conformity with the following site and other requirements.

#### (1) Mobile Home Spaces

- (a) The minimum site area required for each mobile home space shall be three hundred and seventy (370) square metres (3,982 sq. ft.) and a minimum width of twelve (12) metres (40 ft.);
- (b) Each mobile home space shall front upon a roadway of 6.5 m (21 feet); all roadways shall have unobstructed access to a public highway;
- (c) All such roadways shall be designed and constructed in accordance with the engineering requirements for mobile home parks, Section 2.14 of this bylaw;
- (d) All roadways shall be well marked and shall be lighted during the hours of darkness in accordance with the engineering requirements, Section 2.14 of this bylaw;
- (e) Areas for the parking of motor vehicles shall provide surface drainage pursuant to Section 2.14 (3) of this bylaw and all such areas shall be surfaced with asphalt or concrete pavement as per roadway design and construction in accordance with engineering requirements, Section 2.14 of this bylaw;

### 2.14 ENGINEERING REQUIREMENTS FOR THE CONSTRUCTION OF MOBILE HOME SITES

(Under Section 989 (5) of the Municipal Act Council is given authority to require as a condition of the issuance of a building permit for a Mobile Home Park that the owner of the land provide works and services on the site being developed in accordance with the standards of the Subdivision Servicing Bylaw. Council may exercise this option. All owners are advised to contact the Municipality before starting to work on their projects).



(1) Road Construction

In Mobile Home Parks:

- (a) All roads and paved parking areas within a mobile home park shall be constructed in accordance with the requirement of Schedule A attached to this bylaw;
- (b) Minimum roadway pavement widths for two-lane traffic shall be 6.5 metres (21 feet);

(2) Curbing

All roads and paved parking areas within a mobile home park that are convex in cross-section, shall be constructed with either roll-over curbs or 'extruded' asphaltic or concrete curbs on either side of the road in accordance with Schedule B attached to this bylaw. Roads that are concave in cross-section may be provided with curbing if required;

(3) Road Drainage

All roads within a mobile home park shall be provided with positive drainage by means of catchbasins discharging by storm sewer to the Municipal storm sewer system or other approved point of discharge. The maximum surplus flow travel of storm water in the road in any direction shall be sixty (60.0) metres (197 feet);

Catchbasin design shall be in accordance with Schedule C attached to this bylaw;

(4) Water Supply System

- (a) All mobile home parks shall provide a water supply system and furnish potable water to each mobile home space. The water supplied by the system shall be constant and potable with a minimum working pressure of 200 kPa at all outlets at maximum operating conditions. Pressure shall not exceed 300 kPa;

This water supply system shall be designed and installed in accordance with these regulations and the Province of British Columbia Plumbing Code 1985;

- (b) Potable water shall be distributed to:

- (i) each ancillary building, if required;
- (ii) each mobile home space;
- (iii) all stand pipes or hydrants; and
- (iv) all hose bids;

in the mobile home park;

- (c) Water shall not be distributed to any terminal in the mobile home park from which water would not be intercepted by an approved sewage fixture excepting hose bids, stand pipes and hydrants;

- (d) For design purposes each mobile home in a mobile home park shall be considered as having a hydraulic load of fifteen fixture units and each branch line serving a mobile home shall have a minimum diameter of three-quarters inch;

- (e) In a mobile home park a backflow preventer shall be installed on each water distribution branch line serving a mobile home space;

- (f) In a mobile home park all terminals on branch lines serving mobile home spaces, all stand pipes and hydrants shall be protected from mechanical damage;

- (g) In a mobile home park all parts of the water supply system shall have adequate cover to protect the water therein from freezing;

- (h) In a mobile home park except for branch lines to mobile home spaces and service buildings all parts of the water supply system distributing water shall be in a roadway;

(5) Sanitary Sewer Systems

- (a) All mobile home parks 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 and installed in accordance with these regulations and the Province of British Columbia Plumbing Code 1985;

- (b) In each mobile home space in the mobile home park, there shall be a lateral sewer terminus which shall be protected from mechanical damage and from storm water infiltration. The terminus shall be gas tight with threaded and "quick change" adapter couplers not requiring any special tools or knowledge to make the connection, designed and installed to receive sewage discharge from a mobile home drain that slopes constantly at a minimum of 1/4 inch per foot from the mobile home;
- (c) Every sewer terminus in the sewer system in the mobile home park shall have a trap and a vent which shall extend 3 metres above the surrounding grade. Outdoor vents shall be securely fastened to a four by four inch minimum post which shall be completely wood preservative treated and securely embedded in the ground or have equivalent;
- (d) Cleanouts shall be installed throughout the sewage system in the mobile home park in accordance with the requirements of the Province of British Columbia Plumbing Code 1985;
- (e) For the purposes of designing the sewage system in the mobile home park each sewer terminus shall be considered as having a hydraulic load of fifteen fixture units;
- (f) In a mobile home park except for lateral sewers to terminus in mobile home spaces and service buildings all parts of the sewer system collecting effluent shall be in a roadway;

(6) Storm Sewer Systems

- (a) All storm sewer systems within a mobile home park shall be connected to the Municipal storm sewer system or other approved method of discharge;
- (b) In a mobile home park storm sewer systems shall be designed and installed in accordance with the requirements of the Design and Construction Specification as set out in the Subdivision Servicing Bylaw of the Municipality;
- (c) Each mobile home pad within a mobile home park shall be set at an elevation at least decimal two (.2 m) metres above the centreline of the fronting road;

(7) Mobile Home Pads

- (c) Mobile home pads shall have a minimum thickness of concrete 75 mm underlain by 75 mm crushed gravel or 50 mm asphalt, underlain by 100 mm crushed gravel and 300 mm pit-run gravel;

- (b) All mobile home pads shall be sloped a minimum of one percent (1%);

(8) Site Drainage

- (a) All areas within a mobile home park shall be sloped to provide positive and rapid drainage. The minimum slope to all unpaved areas shall be 1%. Lawn basins shall be installed in sufficient quantity to prevent excessive volume of discharge of surface water on unpaved areas;
- (b) In a mobile home park swales shall be installed between all mobile home pads or sites to prevent passage of storm water from one site to the adjacent site;

(9) Electrical

In a mobile home park:

- (a) an approved electrical service shall be provided for each mobile home space and installations shall comply with all provisions of the Electrical Safety Act and regulations pursuant to it;
- (b) all on-site wiring shall be underground. Area and roadway lighting shall have illumination levels of 4-lux with a uniformity ratio of 6:1 average to minimum;
- (c) Streetlights shall be provided for all roadways, intersections and cul-de-sacs.

2.15 SPECIAL REQUIREMENTS FOR STRATA TITLED MOBILE HOME PARKS

For "strata-titled" mobile home parks all water, sanitary and storm sewer lines, including service connections, shutoffs etc., shall be located within common ground area. Service connections and shutoffs for individual lots may be located on that particular lot only.

PART 3 - TOURIST TRAILER PARKS AND CAMPGROUNDS

3.1 GENERAL PROVISIONS

With respect to tourist trailer parks and campgrounds:

- (1) No person shall:
  - (a) Locate, establish, construct or alter a tourist trailer park or a campground;
  - (b) Cause or allow a trailer or tent to be parked or to remain in a tourist trailer park or a campground in contravention of this bylaw;
  - (2) No person shall establish, construct or alter a tourist trailer park or a campground until a permit authorizing such work has been issued;
  - (3) No person shall establish, construct, or alter a tourist trailer park or a campground unless roads, water, sanitary sewer and storm sewer services are available or are to be made available to the parcel of land on which the facility is or is to be established, constructed, or altered;
  - (4) No trailer or tent shall be located elsewhere in a tourist trailer park or a campground than within a designated space.

3.2 APPLICATIONS FOR PERMITS

- (1) All applications for a building permit for the establishment, construction or alteration of a tourist trailer park or campground shall be made in writing to the Municipal Clerk and shall be accompanied by a general layout showing facilities to be provided in relation to adjoining developments and detailed plans showing:
  - (a) the area, dimensions and legal descriptions of the parcel of land;
  - (b) the number, location, and dimensions of all trailer, recreational vehicle and tent spaces;
  - (c) the location of the owners residence, service buildings, any sewage disposal station, or any other proposed structures;
  - (d) the location and details of any recreation or amenity area;
  - (e) the location and width of roads and walks;
  - (f) the location and details of the source of water, water distribution lines and outlets;
  - (g) the location and details of storm water and sanitary sewer lines;

- (h) the location and details of all onsite garbage and refuse disposal areas;
  - (i) a north arrow and notation of scales used.
- (2) No person shall establish, construct, alter, or maintain a tourist trailer park or campground unless:
- (a) the plumbing, building and electrical installations in the tourist trailer park and campground shall comply in all respects with the requirements of the respective bylaws of the Municipality and/or Provincial regulations. All public areas, administrative, and service buildings in a tourist trailer park or campground shall be adequately lighted. All onsite electrical wiring shall be underground, and area and parking lighting shall be of the decorative type;
  - (b) the tourist trailer park and campground complies with all regulations made pursuant to the FIRE SERVICES ACT;
  - (c) the tourist trailer park and campground complies with all the regulations made pursuant to the FOREST ACT relating to fire, fire protection, and other matters;
  - (d) the tourist trailer park and campground is located on a well drained site.

### 3.3 PERMIT FEES

With respect to tourist trailer parks and campgrounds:

- (1) The permit fees payable with respect to construction of all service buildings, owner's residence, or other structural facility within the tourist trailer park and campground shall be in accordance with the pertinent bylaws of the Municipality from time to time and all workmanship, materials and methods shall conform to said bylaw requirements;
- (2) The permit fee is eighty-five dollars (\$85.00) for each tourist trailer or camp space in addition to the fees charged for buildings constructed in the mobile home park.

### 3.4 GENERAL LAYOUT

- (1) In a tourist trailer park and campground each space for a trailer, tent, or recreational vehicle shall:
  - (a) be readily accessible from a roadway;
  - (b) be no closer to a roadway allowance than three (3) metres (10 ft.);
  - (c) have a minimum area of one hundred and thirty (130) square metres (1,400 sq.ft.) and a minimum width of eleven (11) metres (36 ft.);
  - (d) be clearly identified by a numbered sign or similar designation;
  - (e) have one parking space provided for parking in the area allotted for the three (3) metres (10 ft.) setback from the roadway;
  - (f) be no closer than seven point five (7.5) metres (25 ft.) to any lot line of a lot containing a tourist trailer park or campground;
  - (g) be provided with an adequate electrical outlet where the space is designated for use by independent trailers;
- (2) A minimum of 7.5% of the tourist trailer park or campground area protected from vehicular traffic, shall be provided and maintained for playground(s), or open space restricted to such use, and/or areas devoted to active recreational facilities;
- (3) A tourist trailer park or campground shall have immediately within its boundaries a buffer area of 7.5 metres (25 feet) within which no camping space, residential accommodation, parking, garbage disposal areas, privies, service buildings, or recreational areas, except for waterfront recreation shall be permitted;

(4) The only roads permitted in the buffer area are those which cross the buffer at as close to right angles as practical and connect directly with the roadway system contained within the tourist trailer park or campground;

(5) In tourist trailer park or campground development the maximum density of trailers shall not exceed fifty (50) units to the hectare (20 u.p.a.).

### 3.5 OWNER'S RESIDENCE AND OFFICE SPACE

Within a tourist trailer park or campground a dwelling unit including office space may be provided for the accommodation of the owner or operator of the campground.

### 3.6 ENGINEERING REQUIREMENTS FOR THE CONSTRUCTION OF TOURIST TRAILER PARKS, CAMPSITES AND HOLIDAY PARKS

In a tourist trailer park or campground:

#### (1) Roadways

(a) Roadway access to and from a tourist trailer park or campground shall have a minimum width of thirteen metres (13 m) (42 ft.) and a minimum hard surfaced or gravelled width of six decimal five metres (6.5 m) (21 ft.). No parking shall be allowed on the access roadway;

(b) No trailer spaces, camping spaces, owner's or operator's residence, service buildings shall have direct access to a public highway;

(c) Roadways giving access to and from camping spaces shall have a minimum roadway width of six decimal five metres (6.5 m) (21 ft.) and a minimum hard surfaced or gravelled width of four metres (4 m) (13 ft.) if the roadway is for one way traffic and six metres (6 m) (20 ft.) if the roadway is for two way traffic.

(d) Roadways shall be well drained, and maintained in such a manner as to render them free from dust at all times.

(e) Dead end roadways and cul-de-sacs shall have a turning circle at the end with a radius of at least 14 m (45 ft.).

#### (2) Water Supply

In a tourist trailer park or campground:

(a) the owner shall provide a water supply system to furnish a constant supply of potable drinking water wherein the Health Act;

(b) when a trailer space is equipped with a water service connection all stand pipes and hydrants shall be protected from damage;

(c) Water connections in trailer spaces shall be protected against contamination during connection and disconnection of water or sewer connecting pipes and hoses. Back flow preventers shall be installed in all water service connections.

#### (3) Sewage Disposal

In a tourist trailer park or campground:

(a) The owner shall provide for the disposal of all waste water and of all sewage generated within the campsite by causing all sewage and waste water to be discharged into the approved sewer system;

(b) Each camping space intended for use by a trailer or recreational vehicle equipped with a water closet, bath tub or shower and sink, waste from which shall be disposed of directly into a sewer, shall be provided with at least a four inch sewer connection. The sewer connection shall be so constructed that it can be closed when not linked to a trailer to prevent the escape of odours.

3.7 SERVICE BUILDINGS

(1) Within a tourist trailer park or campground the owner shall provide an adequately lighted service building or service buildings, of permanent construction in which:

(a) Sanitary facilities shall be provided in accordance with the following table:

Number of Camping Spaces (*1)	Toilets		Urinals		Washbasins		Showers		Other Fixtures
	Men	Women	Men	Women	Men	Women	Men	Women	
1 - 15	1	1	1	1	1	1	1	1	
16 - 30	1	2	1	2	2	2	1	1	
31 - 45	2	2	1	3	3	3	1	1	
46 - 60	2	3	2	3	3	3	2	2	(*2)
61 - 80	3	4	2	4	4	4	2	2	
81 - 100	3	4	2	4	4	4	3	3	

For campsites having more than 100 trailer (\*1) and tent spaces, there shall be provided one additional toilet and washbasin for each sex, for each additional 30 trailer (\*1) and tent spaces; one additional shower for each sex for each additional 40 trailer (\*1) and tent spaces; and one additional men's urinal for each additional 100 trailer (\*1) and tent spaces.

(\*1) Camping spaces for tents and recreational vehicles and trailers that are not independent.

(\*2) Additional fixtures including laundry tubs and clothes washing machines on the basis of one laundry unit for every thirty (30) camping spaces. Conveniently located stop sink(s) for the disposal of liquid waste shall be provided on the basis of one sink for every thirty (30) camping spaces.

(b) All water closets and urinals shall be the flush type;

(c) Each water closet, bath tub, or shower shall be in a compartment, so constructed that the occupancy cannot be observed from without, and each compartment shall have a door capable of being secured from within;

(d) A tight partition from floor to ceiling shall separate those facilities designated for males and females within the same building;

(e) All rooms shall be well ventilated with all openings effectively screened;

(2) In a tourist trailer park or campground service buildings shall be located at least four point five (4.5) metres (15 ft.) and not more than one hundred and fifty (150) metres (500 ft.) from any camping space, except that an independent trailer space may be located more than one hundred and fifty (150) metres (500 ft.) from a service building;

(3) In a tourist trailer park or campground each service building shall comply with the building, plumbing and electrical regulation bylaws of the Village except that:

(a) Walls, floors and partitions shall be easily cleaned and not damaged by frequent hosing, wetting or disinfecting, and interior finishes shall be smooth, hard, durable, highly water resistant, and contain a minimum of dirt catching or holding crevices, pockets or ledges;

(b) Along all walls a fifteen (15) centimetre (6 in.) high base of water proof vinyl, masonry or masonry composition shall be constructed which shall have rounded corners and shall be covered into the floor;

(4) In a tourist trailer park or campground:

(a) Laundry facilities shall be provided in the ratio of one laundry unit for every thirty (30) camping spaces and shall be in a separate room of a service building or in a separate building;

- (b) A laundry unit shall consist of not less than one laundry tub and one clothes washer and dryer in working order;
- (5) Every trailer park or campground may contain a building to accommodate an administrative office. This building shall conform in all respects to the Building Regulations of the Municipality and may provide for such uses as are permitted by the Village of Port Clements Zoning Bylaw.

### 3.8 GARBAGE DISPOSAL

- (1) The owner of a tourist trailer park or campground shall:
- (a) provide fly tight garbage containers in ample number at convenient locations;
- (b) place garbage containers in racks or holders designed to prevent the containers from being tipped to minimize spillage and container deterioration and to facilitate cleaning around them.

### 3.9 TRAILER SEWAGE DISPOSAL STATION

- (1) Where any tourist trailer park or campground contains spaces for use by trailers and recreational vehicles, excluding spaces for tents and tent trailers, the owner shall, except where all of the spaces are provided with sewer connections in accordance with Section 3.6 (3) provide a sewage disposal station;
- (a) located in an area apart from any roadway and out of which a trailer or recreational vehicle may be easily and conveniently moved;
- (b) for the purpose of receiving the contents of trailer or recreational vehicle sewage-storage tanks;
- (2) Trailer and recreational vehicle sewage-disposal stations shall be constructed in accordance with the design shown in Schedule D to this Bylaw. Variations of this design, which indicate minimum requirements, may be acceptable.

### PART 4 - SEVERABILITY

4. 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.

### PART 5 - PENALTY

5. Any person who violates any of the provisions of this Bylaw or who suffers or permits any act or thing to be done in contravention of this Bylaw or who neglects to do or refrains from doing any act or thing required by this Bylaw shall be guilty of an offence under this Bylaw and shall be liable on summary conviction to the penalties prescribed by the Offence Act.

Each day during which such violation is continued shall be deemed to constitute a new and separate violation and shall be liable on summary conviction to the penalties prescribed by the Offence Act.

READ A FIRST TIME THIS 17th DAY OF October, 1988.

READ A SECOND TIME THIS 17th DAY OF October, 1988.

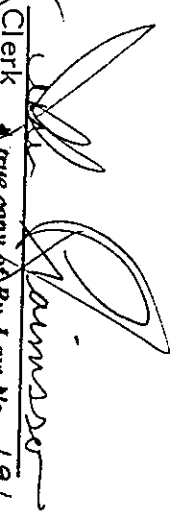
READ A THIRD TIME THIS 17th DAY OF October, 1988.

RECONSIDERED AND FINALLY PASSED AND ADOPTED THIS 25th DAY OF June 1990.

Mayor



Clerk



CERTIFIED TO BE a true and correct copy of Bylaw No. 196, being the Village of Port Clements "Bylaw to regulate Mobile Home Parks, Tourist Trailer Parks and Campgrounds."

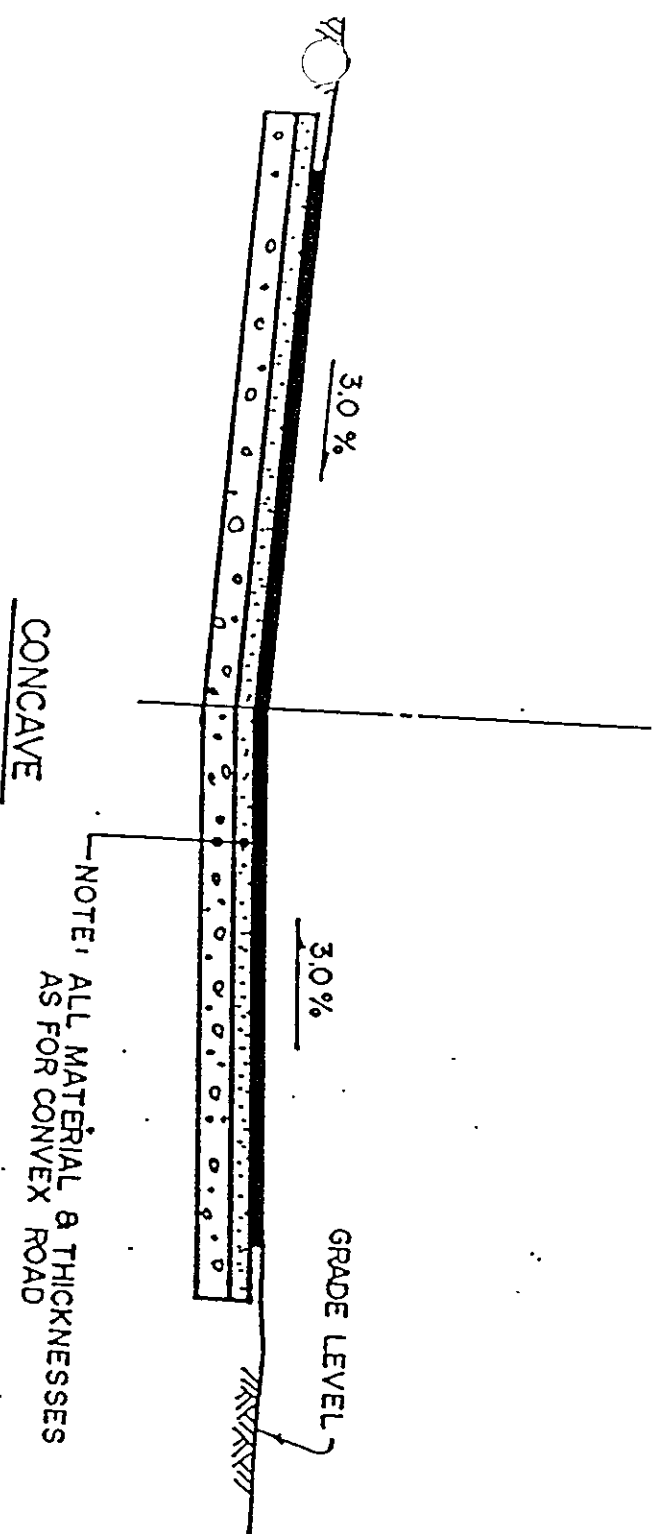
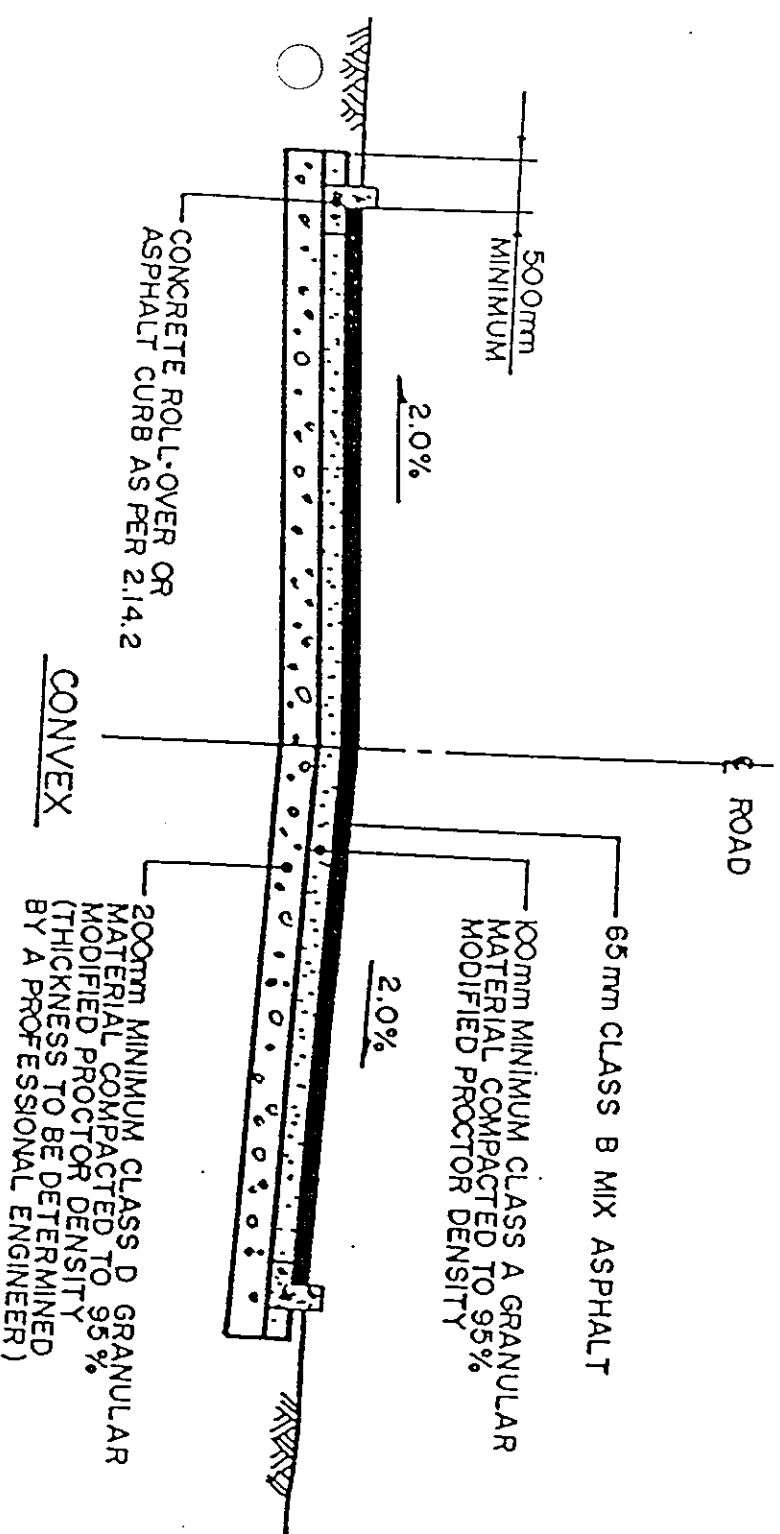
-13-

A true copy of By-Law No. 196 registered in the office of the Inspector of Municipalities this 18th day of July 1990.

Deputy Inspector of Municipalities

Municipal Clerk

SCHEDULE A



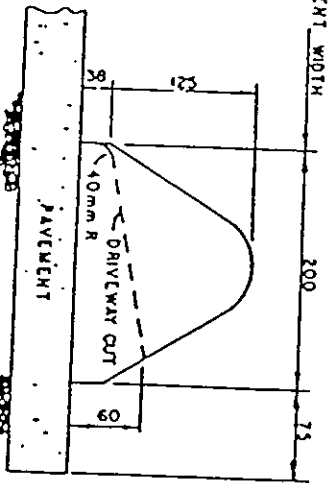
ROAD CROSS SECTIONS

CERTIFIED TO BE A TRUE AND CORRECT COPY OF SCHEDULE A OF BYLAW NO. 196, BEING THE VILLAGE OF PORT CLEMENTS 'B' LAYW TO REGULATE MOBILE HOME PARKS, TOURIST TRAILER PARKS AND CAMP GROUNDS".

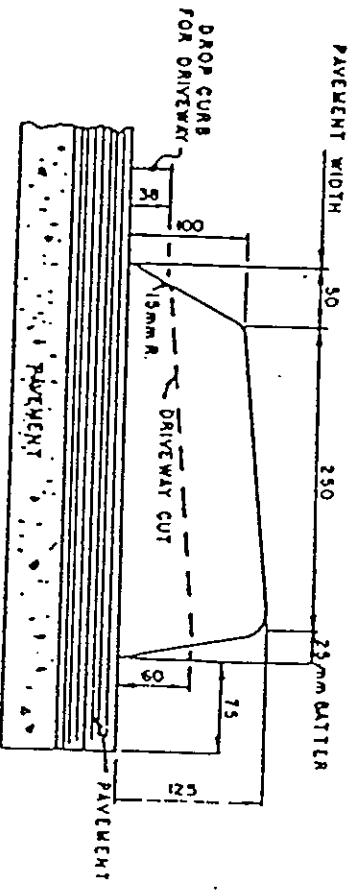
*[Signature]*  
Municipal Clerk



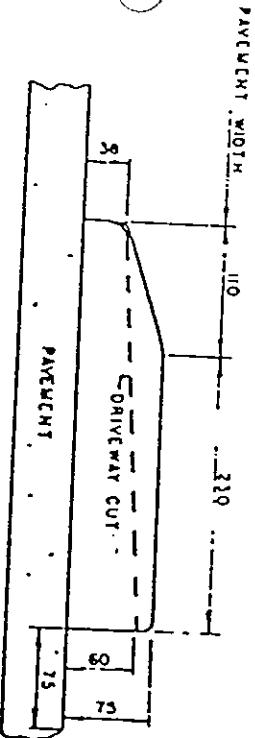
SCHEDULE B



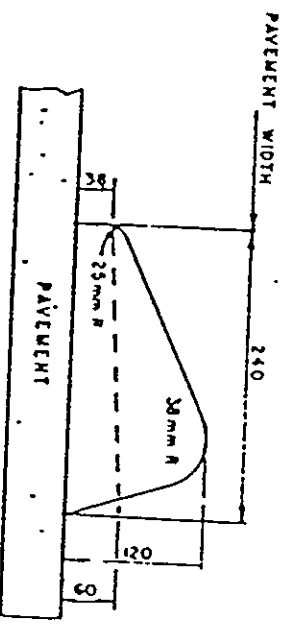
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TYPE 2



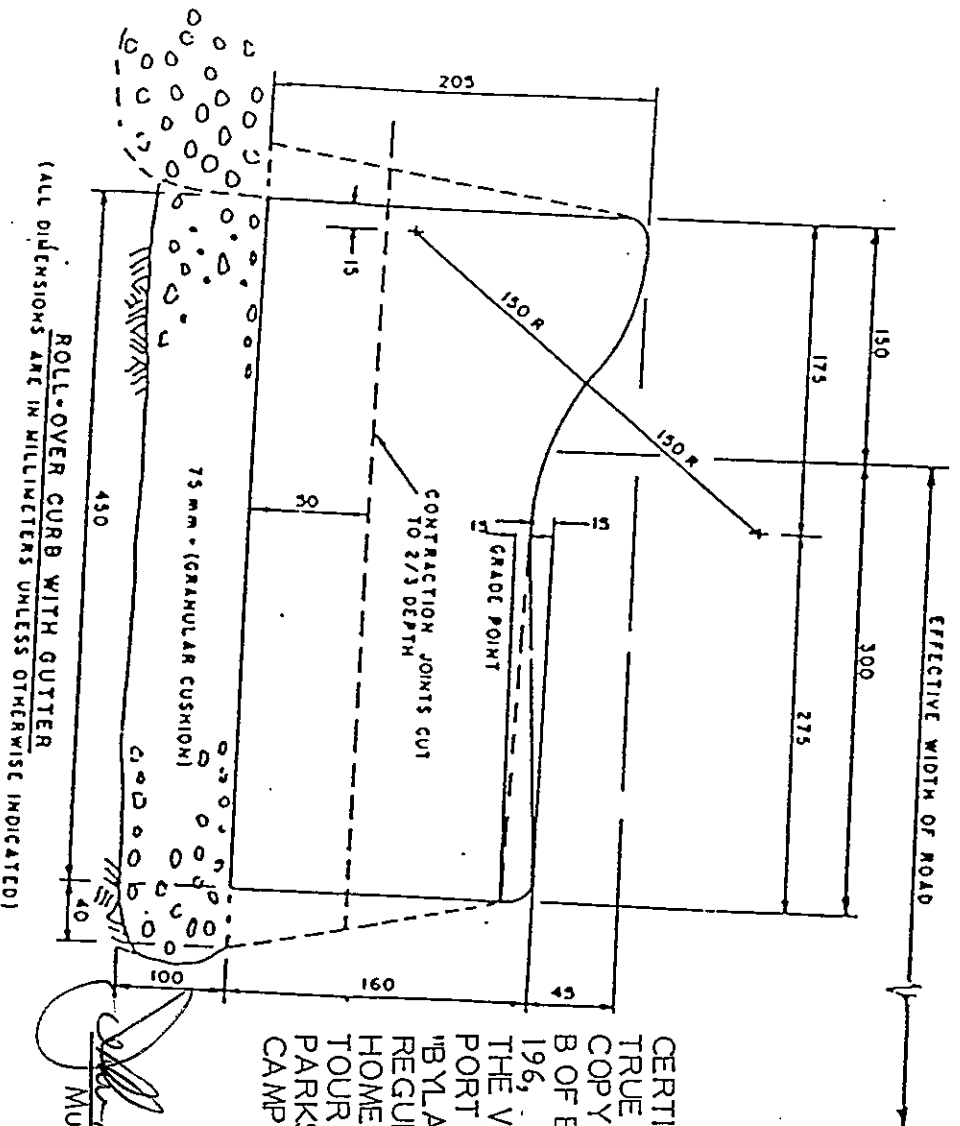
TYPE 3



TYPE 4

ALL DIMENSIONS SHOWN IN MILLIMETERS UNLESS OTHERWISE INDICATED

TYPICAL EXTRUDED CURBS

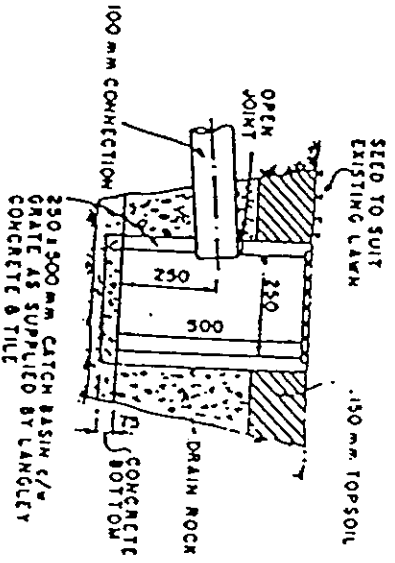
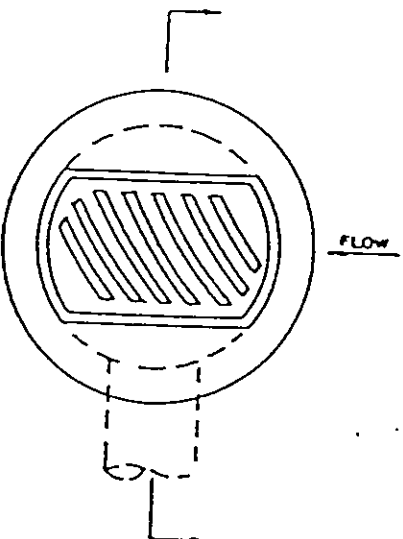


ROLL-OVER CURB WITH GUTTER  
(ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE INDICATED)

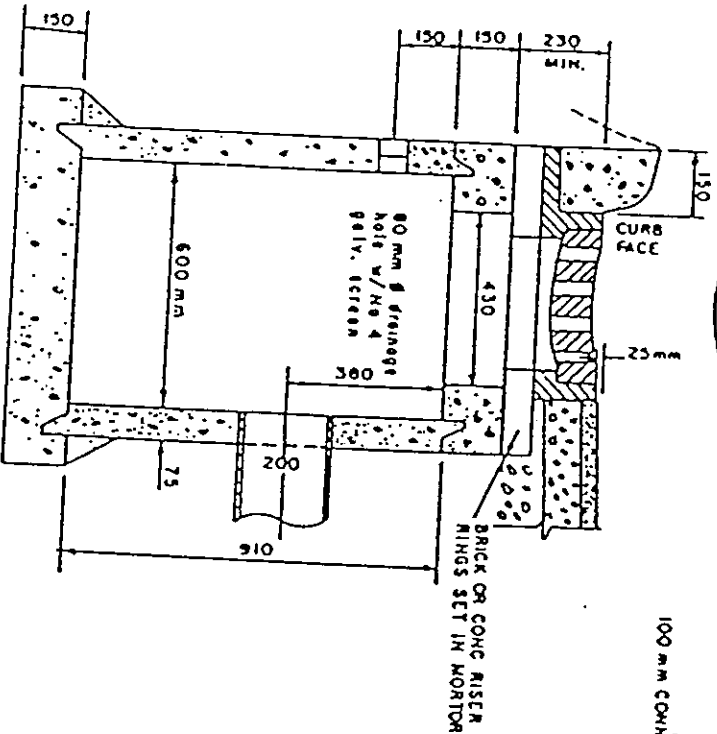
CERTIFIED TO BE A TRUE AND CORRECT COPY OF SCHEDULE B OF BYLAW NO. 196, BEING THE VILLAGE OF PORT CLEMENTS "BYLAW TO REGULATE MOBILE HOME PARKS, TOURIST TRAILER PARKS AND CAMP GROUNDS".

*[Signature]*  
Municipal Clerk

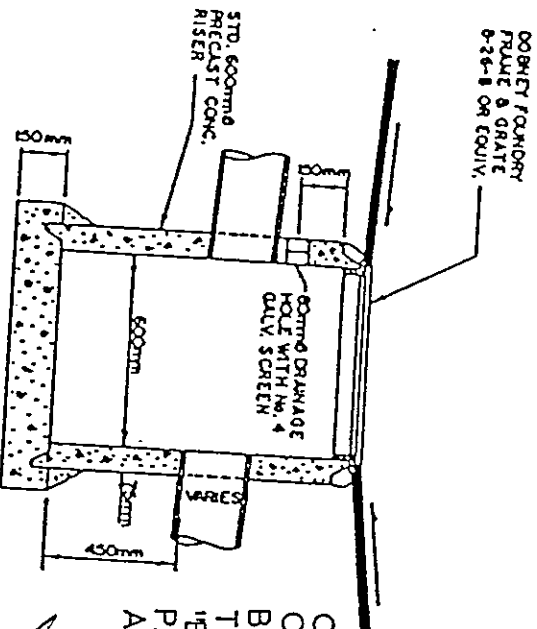
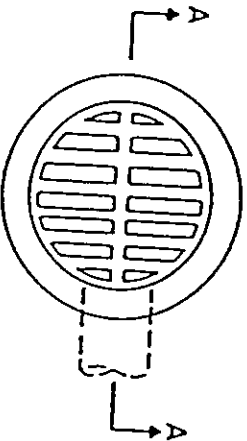
SCHEDULE C



LAWN DRAIN



STANDARD CATCHBASIN



TYPICAL CATCHBASIN MANHOLE N.T.S.

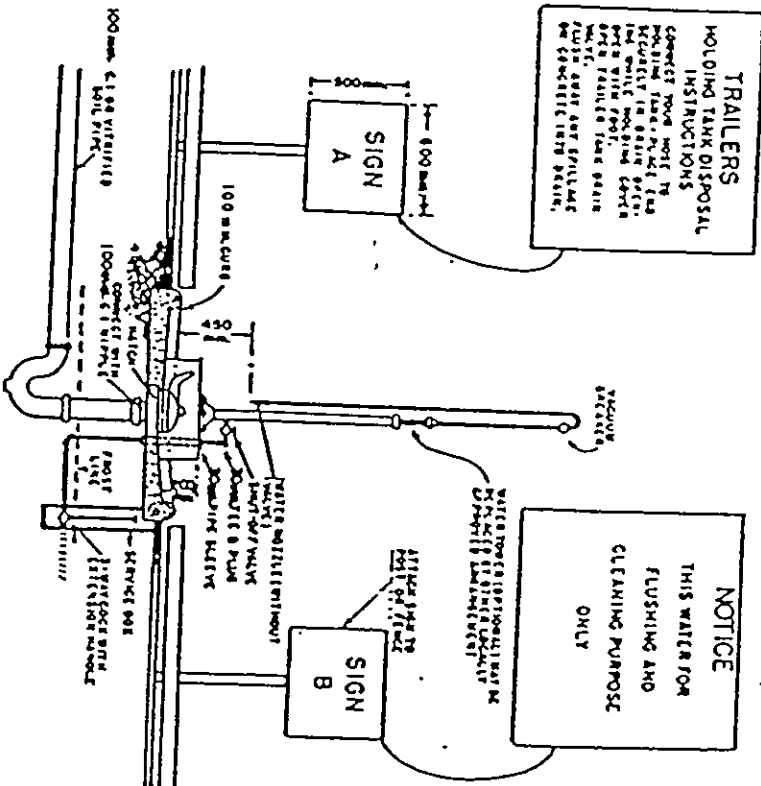
CERTIFIED TO BE A TRUE AND CORRECT COPY OF SCHEDULE C OF BYLAW NO. 196, BEING THE VILLAGE OF PORT CLEMENTS BYLAW TO REGULATE MOBILE HOME PARKS, TOURIST TRAILER PARKS AND CAMP GROUNDS".

*[Signature]*  
Municipal Clerk

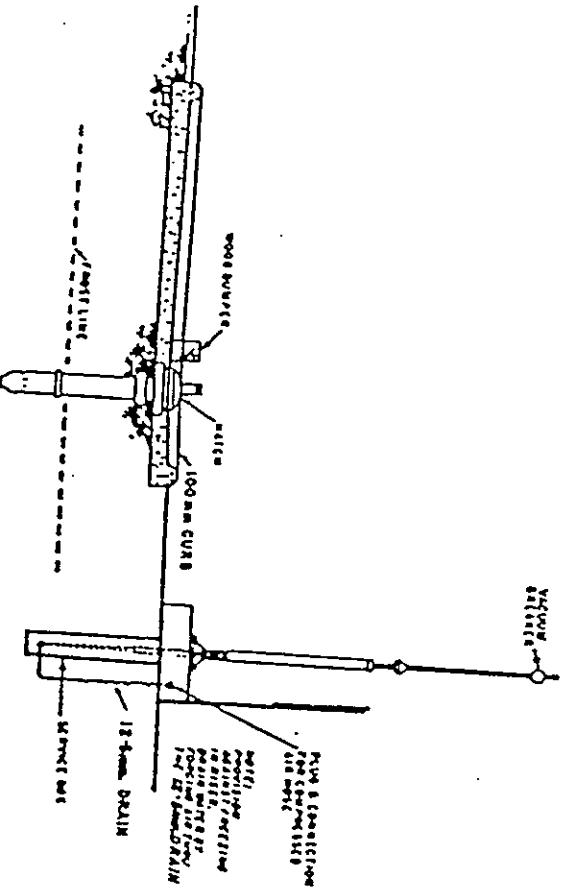
# Trailer Sewage Disposal System

**TRAILERS HOLDING TANK DISPOSAL INSTRUCTIONS**  
CONNECT TANK HOSE TO HOLDING TANK DIRECTLY TO A TRUCK AND NOT WITH HOOD-POWDER WATER. TRUCKER SHALL BE PAID FOR THIS SERVICE AND SHALL BE SCHEDULED TO BE PAID.

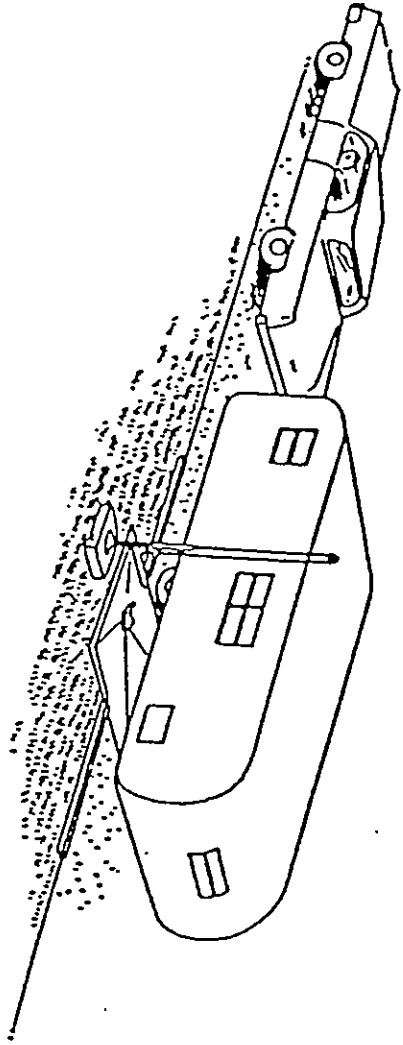
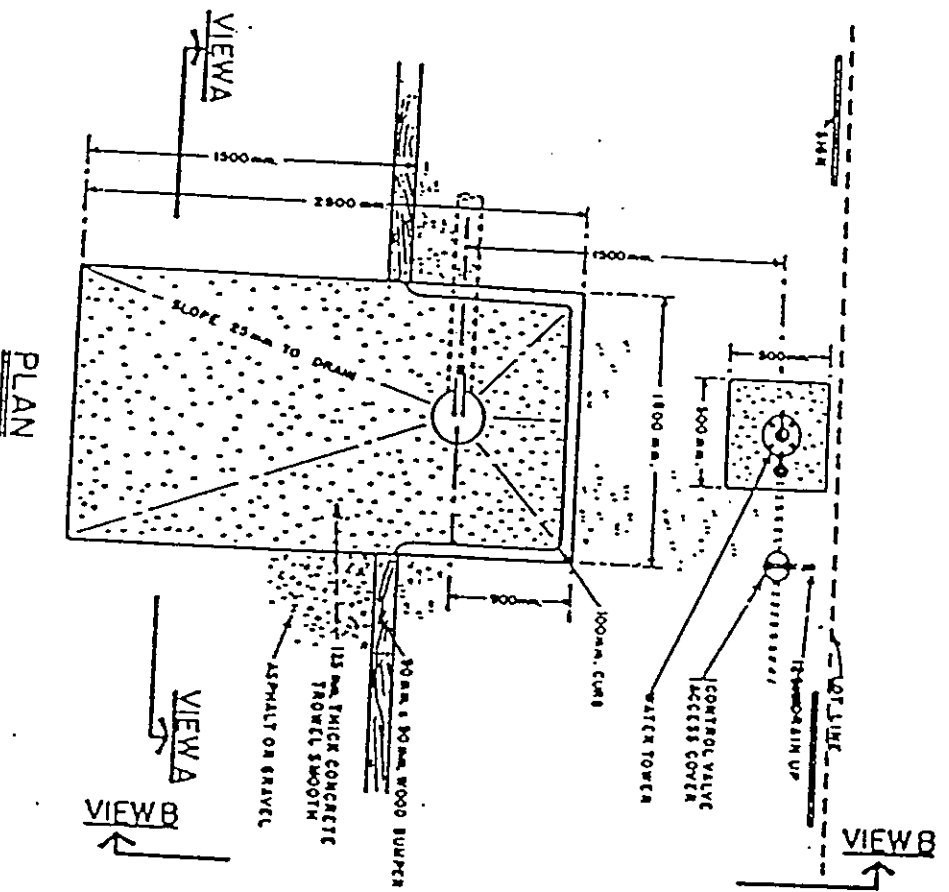
**NOTICE**  
THIS WATER FOR FLUSHING AND CLEANING PURPOSE ONLY



VIEW A



VIEW B



CERTIFIED TO BE A TRUE AND  
 CORRECT COPY OF SCHEDULE D OF  
 BYLAW NO. 196, BEING  
 THE VILLAGE OF PORT CLEMENTS  
 BYLAW TO REGULATE MOBILE HOME  
 PARKS, TOURIST TRAILER PARKS  
 AND CAMP GROUNDS".

*Michelle Jamieson*  
 Municipal Clerk