

**THE CORPORATION OF THE VILLAGE
OF HARRISON HOT SPRINGS**

BYLAW NO. 481

**A BYLAW TO REGULATE
CAMPGROUNDS, HOLIDAY PARKS
AND MOBILE HOME PARKS**

THE CORPORATION OF THE VILLAGE OF HARRISON HOT SPRINGS

BYLAW NO. 481

WHEREAS THE Council of the Corporation of the Village of Harrison Hot Springs 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 campgrounds and require that those courts, parks and grounds provide facilities specified;

NOW THEREFORE THE Council of the Corporation of the Village of Harrison Hot Springs in open meeting, lawfully assembled ENACTS AS FOLLOWS:

PART 1: INTERPRETATION

1.1 TITLE

This Bylaw may be cited as "The Corporation of the Village of Harrison Hot Springs Campground, Holiday Park and Mobile Home Park Regulation Bylaw No. 481, 1988".

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 Harrison Hot Springs, or his lawful assistant.

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

"CAMPING SITE" means an area in a campground used for one trailer, tent or recreational vehicle.

"COUNCIL" means the Mayor and Council of the Village of Harrison Hot Springs.

"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.

"HOLIDAY PARK" means any lot or parcel operated and maintained for the sole purpose of providing two or more recreational camping sites together with all supporting, common leisure and service facilities for the exclusive use of, and occupancy for part of the year only by holiday-makers who are the owners or lessees of the said sites; may include: strata lots or sites under the Condominium Act of the Province of British Columbia, a cooperative ownership recreational club incorporated under the Society Act of the Province of British Columbia or other legislation, but does not include a social club, mobile home park, motel campground, or a camp licensed under the Community Care Facility Act of the Province of British Columbia.

"INDEPENDENT MOBILE HOME" 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 structure manufactured as a unit designed to be transported on its own wheels or by other means, and arriving at the site ready for occupancy apart from incidental operations and connections.

"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 solely 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.

"PLUMBING INSPECTOR" means the duly appointed Plumbing Inspector of the Municipality, and any other person duly authorized to act in that capacity.

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

"RECREATIONAL VEHICLE" means any vehicle, coach, house-car, or conveyance more commonly known as a camper, trailer, or tent trailer designed to travel on the highways, constructed or equipped to be used as temporary living or sleeping quarters by travellers.

"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, recreational vehicle, 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.

"TOURIST TRAILER PARK" means a parcel of land which has been planned and improved for the placement of travel trailers and other 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 HOMES

2.1 GENERAL PROVISIONS

- (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) a building permit authorizing such establishing, or altering has been issued to him by the Building Inspector pursuant to this bylaw.
- (3) No person shall occupy a mobile home park until an occupancy permit has been issued by the Building Inspector.
- (4) No person shall establish, construct, or alter a mobile home park unless services (water, sanitary sewer and storm sewer) 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.
- (5) 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.
- (6) All parcels of land included in a mobile home park site shall be contiguous.
- (7) 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 Province of British Columbia.
- (8)
 - (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.
- (9) 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.
- (10) 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.
- (11) 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 approved Provincial and Municipal standards with a vent trap for each fixture.
- (12) 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 pursuant to this bylaw.
- (13) 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 Building Inspector 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.
- (2) Two complete and legible sets of plans to scale showing:
- (a) the area dimensions and legal descriptions of the parcel of land;
 - (b) the dimensions and locations of the buffer area;
 - (c) 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;
 - (d) the dimensions and location of all service buildings, the owner's residence, (if any), and other structures;
 - (e) the internal layouts of all service buildings and other structures, apart from the owner's residence;
 - (f) the location and details of the source of water, water distribution lines and outlets;
 - (g) the location and details of all connections to the community sanitary sewer and storm sewer lines;
 - (h) the location and details of all on-site garbage and refuse disposal areas;
 - (i) 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 except where the said park adjoins or abuts another site which permits placement of a mobile home park or which is used as a mobile home park, then such buffer area may be reduced to three (3) metres (10 ft.), 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 of any highway and subject to the restrictions and provisions of the Corporation of the Village of Harrison Hot Springs Sign Bylaw, and a fence and a wall;
 - (c) No garbage disposal or service area and no part of any private sewage disposal system, other than such parts of such system as may be underground, shall be located;
 - (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) 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 PLACEMENT OF MOBILE HOMES AND PERMISSIBLE ADDITIONS

- (1) Within a mobile home area no part of any mobile home 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) Within a mobile home area no part of any mobile home addition or porch shall be:
 - (a) on land that is not level and kept free from drainage from adjacent land;
 - (b) within three (3) metres of any mobile home or addition or six (6) metres of any building;
 - (c) allowed to project over the boundary of any mobile home area.
- (3) 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.
- (4) 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 Zoning Bylaw.

2.7 GARBAGE DISPOSAL

- (1) The owner of each mobile home park shall be responsible for:
 - (a) the disposal of all garbage in fly-tight metal containers in ample number at convenient locations;
 - (b) maintaining the said containers so that they shall not become foul smelling, unsightly, or a breeding place for flies;
 - (c) providing racks or holders for all refuse containers. Such racks or holders shall be so designed as to prevent the containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them.
 - (d) providing for the collection of all garbage and refuse at least weekly. All such material shall be collected and transported in covered vehicles or covered containers to an approved disposal site.
 - (e) disposing of all garbage and refuse.

2.8 FIRE PROTECTION

- (1) All mobile home areas shall be kept free of litter, rubbish, and other inflammable materials.
- (2) Portable fire extinguishers of a type approved by the Village 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.
- (3) Fire hydrants adequately connected to the Municipal water supply system or private water system shall be installed and shall be spaced such that no mobile home is located beyond one hundred and ten (110) metres from a fire hydrant as measured along the internal roadway system.
- (4) Fire shall be made only in stoves, incinerators or other equipment designed for such use.

2.9 SUPERVISION

- (1) The owner shall maintain all equipment in or on the mobile home park in a clean, safe, and sanitary condition.
- (2) The owner shall take adequate steps to exterminate vermin and keep the mobile home park free of vermin.

2.10 ENFORCEMENT

- (1) 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.

2.11 PERMIT FEES

- (1) Building, Plumbing, Water, and Sewer Permits

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) In addition to the permits identified in 2.11 (1) above approval of the site development plan as part of the building permit is required. This includes the site layout, installation of all roadways and mobile home pads, site grading, and storm water drainage facilities.

Eighty-five dollars (\$85.00) for each mobile home space.

2.12 INSPECTIONS

- (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) It shall be the duty of the owners or occupants of mobile home parks and the mobile homes contained therein and of the person in charge thereof, to give the Building Inspector free access to such premises at reasonable times for the purpose of inspection.
- (4) It shall be the duty of every occupant of a mobile home park to give the owner thereof, or his agents or employees, access to any part of such mobile home park or its premises at reasonable times for the purpose of making such repairs or alterations as may be necessary to effect compliance with this bylaw or any lawful order issued pursuant thereto or pursuant to the "Health Act" of British Columbia.

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) Where a mobile home park adjoins property which is zoned for residential use the buffer area immediately adjacent to such property shall be landscaped and a fence constructed along the property line.
- (2) All buffer areas shall be landscaped or otherwise beautified to provide an attractive appearance.
- (3) Mobile Homes
 - (a) The minimum site area required for each mobile home space shall be two hundred and twenty-five (225) square metres (2,425 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) Each mobile home space shall be surfaced with asphalt or concrete in accordance with the engineering requirements, Section 2.14 of this bylaw.
 - (f) Areas for the parking of motor vehicles shall be provided 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.
 - (g) A minimum of 7.5% of this mobile home park 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.
 - (h) Each mobile home area shall be completed in accordance with the requirements of this bylaw prior to occupancy approval granted by the Building Inspector.

2.14 ENGINEERING REQUIREMENTS FOR THE CONSTRUCTION OF MOBILE HOME SITES

(1) Road Construction

- (a) All roads and paved parking areas within a mobile home park shall be constructed in accordance with the requirements of Appendix 1 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 Appendix 2 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 Appendix 3 attached to this bylaw.

(4) Water Supply System

- (a) All mobile home parks shall be connected to a community water supply system or a private system approved by the Ministry of Health.
- (b) Water main servicing fire hydrants within a mobile home park shall be a minimum size of 150 mm. The required "fire flow" shall be 90 litres/second.
- (c) The design flow for water main shall be based on either:
 - (i) peak hour demand; or
 - (ii) peak day demand plus fire flow whichever is the greater.
- (d) The internal water supply system for all mobile home parks shall be designed and installed in accordance with the requirements of the Building Bylaw of the Corporation of the Village of Harrison Hot Springs and the Provincial Plumbing Code.
- (e) Potable water shall be distributed to:
 - (i) each service building; and
 - (ii) each space that is designated for a mobile home.
- (f) Each water distribution branch line serving a space designated for the use of a mobile home shall have a minimum diameter of eighteen point seven five (18.75) millimetres (3/4 inch).

(5) Sanitary Sewer Systems

- (a) All sanitary sewer systems within mobile home parks shall connect to the Municipal sanitary sewer system.
- (b) The owner of each 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 sewer system connected to all plumbing fixtures and sewer laterals in the mobile home park. The said sewer system shall be designed and installed in accordance with the Building Bylaw of the Municipality and the Provincial Building Code.
- (c) In each space designated for the use of a mobile home, a sewer lateral shall terminate above the surrounding grade.
- (d) All outdoor vents shall be in accordance with the Building Bylaw of the Municipality and the Provincial Building Code.
- (e) A manhole or cleanout shall be installed where a sewer line changes direction more than eleven (11^o) degrees. Positions of cleanouts shall be clearly marked. All cleanouts shall terminate at a protected location below access covers in a concrete pad. Cleanouts shall be of material as specified in the Subdivision Servicing Bylaw. A cleanout may be omitted at the upstream end of a sewer line serving mobile homes, provided that the uppermost terminus serves a mobile home and is designed and constructed for use as a cleanout point.
- (f) For the purpose of determining pipe sizes, each space designated for use of a mobile home shall be considered as having a hydraulic load of eight (8) fixture units.
- (g) All standpipes that are provided because of any requirements of this bylaw or other regulation governing mobile home parks shall discharge into a sink or receptor discharging into a sewer line.

(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) 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

- (a) 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) Swales shall be installed between all mobile home pads or sites to prevent passage of storm water from one site to the adjacent site.
- (c) A lot grading plan illustrating how the storm water run-off from the site is to be handled shall accompany the application for a building permit.

(9) Electrical

- (a) An approved electrical service shall be provided for each mobile home space. This installation shall comply with all provisions of B.C. Hydro and the Electrical Safety Branch, Ministry of Labour.
- (b) All such electrical services shall be weatherproof.
- (c) 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.
- (d) Streetlights shall be provided for all roadways, intersections and cul-de-sacs.

2.15 SPECIAL REQUIREMENTS FOR STRATA TITLED MOBILE HOME PARKS

- (1) 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. All services including roads, water, sanitary, storm sewer, and streetlighting shall meet the specifications set down in the Subdivision Servicing Bylaw.

PART 3 - TOURIST TRAILER PARKS, CAMPGROUNDS AND HOLIDAY PARKS

3.1 GENERAL PROVISIONS

- (1) No person shall:
 - (a) Locate, establish, construct or alter a tourist trailer park and/or a campground, or holiday park, or
 - (b) Cause or allow a trailer, recreational vehicle, or tent to be parked or to remain in a tourist trailer park and/or a campground or holiday park in contravention of this bylaw.

- (2) No person shall establish, construct or alter a tourist trailer park and/or a campground or holiday park until a permit authorizing such work has been issued to him by the Building Inspector.
- (3) No person shall establish, construct, or alter a tourist trailer park and/or a campground or holiday park unless services (water, sanitary and storm sewer) 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 and/or a campground or holiday park than within a designated space.
- (5) 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 tourist trailer park and/or a campground or holiday park pursuant to this bylaw.

3.2 APPLICATIONS FOR PERMITS

- (1) All applications for permits for the establishment, construction or alteration of a campground and/or tourist trailer park or holiday park shall be made in writing to the Building Inspector 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 and dimensions of the site;
 - (b) the number, location, and dimensions of all trailer, recreational vehicle and tent spaces;
 - (c) the location of service buildings, any sewage disposal station, or any other proposed structures;
 - (d) the location and width of roads and walks;
 - (e) the location of water and sewage disposal systems;
 - (f) the location of storm drains and catchbasins.
- (2) No person shall establish, construct, alter, or maintain a tourist trailer park or campground or holiday park unless:
 - (a) the plumbing, building and electrical installations in the tourist trailer park and/or campground or holiday park 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 or holiday park 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/or a campground or holiday park complies with all regulations made pursuant to the FIRE SERVICES ACT;
 - (c) the tourist trailer park and/or a campground or holiday park 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/or a campground or holiday park is located on a site that is well drained and not in an environment prejudicial to health.

3.3 PERMIT FEES

The permit fees for each tourist trailer park and/or campground or holiday park shall be in accordance with Section 2.11 of this bylaw but for "mobile home space" read camping, trailer space, or recreational vehicle space.

3.4 GENERAL LAYOUT

- (1) Each space for a trailer, tent, or recreational vehicle shall:
 - (a) accommodate only one trailer or one tent, or one recreational vehicle;

- (b) be readily accessible from a roadway;
 - (c) be no closer to a roadway allowance than three (3) metres (10 ft.);
 - (d) 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.);
 - (e) be clearly identified by a numbered sign or similar designation;
 - (f) have one space provided for parking in the area allotted for the three (3) metres (10 ft.) setback from the roadway;
 - (g) be no closer than seven point five (7.5) metres (25 ft.) to any boundary of the campground, or holiday park except that, in exceptional circumstances with the approval of the Building Inspector, the trailer, recreational vehicle or tent space may be located at a lesser distance to the boundary, providing there is sufficient screening. In no instance shall this distance be less than three (3) metres (10 ft.).
 - (h) be provided with an adequate electrical outlet where the space is designated for use by independent trailers and recreational vehicles.
- (2) A minimum of 7.5% of the tourist trailer park or campground or holiday park 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) In any campground or tourist trailer park or holiday park 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 and/or campground or holiday park 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, CAMPGROUNDS AND HOLIDAY PARKS

(1) Roadways

- (a) Access to and from a tourist trailer park and/or campground or holiday park shall have a minimum roadway 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) All camping sites, owner's or operator's residence, service buildings as well as other facilities where access is required shall have access by an internal roadway system.
- (c) Roadways giving access to and from camping sites shall have a minimum roadway width of six decimal five metres (6.5 m) and a minimum hard surfaced or gravelled width of four metres (4 m) if the roadway is for one way traffic and six metres (6 m) if the roadway is for two way traffic..
- (d) Roadways in a tourist trailer park and/or campground or holiday park 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

- (a) The owner of a tourist trailer park and/or campground or holiday park shall provide a water supply system to furnish a constant supply of safe water in compliance with the Health Act.
- (b) A trailer or recreational vehicle space, if equipped with a water service connection, it shall be so constructed that it will not be damaged by the parking of the trailer or recreational vehicle.

- (c) Water connections 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

- (a) The owner of a tourist trailer park and/or campground or holiday park shall provide for the disposal of all waste water and of all sewage generated within the campground by causing all sewage and waste water to be discharged into the community sewer system or private sewer system.
- (b) Each camping site 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.
- (c) The owner of a campground shall prohibit the discharge of sewage or liquid wastes onto the ground by any user of his campsite.

3.7 SERVICE BUILDINGS

- (1) Within a tourist trailer park and/or campground or holiday park 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 Sites (*1)	Toilets		Urinals Men	Washbasins		Showers		Other (*2) Fixtures
	Men	Women		Men	Women	Men	Women	
1 - 15	1	1	1	1	1	1	1	
16 - 30	1	2	1	2	2	1	1	
31 - 45	2	2	1	3	3	1	1	
46 - 60	2	3	2	3	3	2	2	
61 - 80	3	4	2	4	4	2	2	
81 - 100	3	4	2	4	4	3	3	

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

(*1) Camping sites for tents, dependent trailers and dependent recreational vehicles only.

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

- (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) 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 site, except that an independent trailer or recreational vehicle space may be located more than one hundred and fifty (150) metres (500 ft.) from a service building.
- (3) 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 masonry or masonry composition shall be constructed which shall have rounded corners and shall be coved into the floor.
- (4)
 - (a) Laundry facilities shall be provided in the ratio of one laundry unit for every thirty (30) camping sites 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 washing machine in working order.
 - (c) If the Building Inspector is satisfied that there are launderette facilities available to the public within a reasonable distance from a campground, he may preclude the requirements under Section 3.8 (4) (a) and (b).
- (5) Where a lot contains both a mobile home park and a tourist trailer park or campground, one single service building is permitted to serve both uses together provided that it contains the combined total of the facilities required for each use individually.
- (6) Every trailer park and/or campground or holiday park 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 Zoning Bylaw.

3.8 GARBAGE DISPOSAL

- (1) The owner of a tourist trailer park and/or campground or holiday park shall:
 - (a) provide sufficient garbage containers that are durable, fly-tight, water-tight, and rodent proof for the disposal of all garbage.
 - (b) maintain the containers so that they shall not become foul smelling, unsightly, or a breeding place for flies.
 - (c) be responsible for ensuring that no person shall dispose of garbage, waste, or refuse except in accordance with the arrangements made for the campground.
 - (d) be responsible for the removal and disposal of garbage and refuse in a manner approved by the Medical Health Officer, or, where such service is provided by the Municipality, he may arrange with the Municipality for garbage and refuse collection.

3.9 TRAILER SEWAGE DISPOSAL STATION

- (1) Where any tourist trailer park and/or campground or holiday park contains sites 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.
 - (c) approved by the Medical Health Officer.

- (2) Trailer and recreational vehicle sewage-disposal stations shall be constructed in accordance with the design shown in Appendix 4 to this Bylaw. Variations of this design, which indicate minimum requirements, may be acceptable.

3.10 SUPERVISION

- (1) The owner of every tourist trailer park and/or campground or holiday park shall maintain all equipment in or on the campground in a clean, safe, and sanitary collection.
- (2) The owner shall not register or accommodate more parties of campers than there are camping sites.
- (3) The owner shall take adequate steps to exterminate vermin and keep the campground free therefrom.
- (4) Every tourist trailer park and/or campground or holiday park shall be kept free of inflammable debris and rubbish at all times.
- (5) Fires shall be made only in stoves, incinerators, outdoor barbecues, or other equipment or structures designed for that purpose.
- (6) No owner or person in charge of a dog or cat or other pet animal shall permit it to run at large or to commit any nuisance within any tourist trailer park and/or campground or holiday park.
- (7) Where a condition exists which, in the opinion of the Medical Health Officer, is a menace to the public health herein provided, such Medical Health Officer may order the owner to take such action as he deems appropriate to correct that condition and, if necessary, to close such campground to the public until such conditions have been remedied, and any person who continues to operate a campsite after such closing order by the Medical Health Officer while such conditions exist shall be guilty of an infraction of this Bylaw.

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.

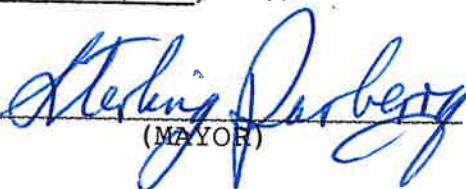
Each day during which such violation is continued shall be deemed to constitute a new and separate violation and shall be liable on summary conviction to the penalties prescribed by the Offence Act.

READ A FIRST TIME THIS 22nd DAY OF March, 1988.

READ A SECOND TIME THIS 22nd DAY OF March, 1988.

READ A THIRD TIME THIS 12TH DAY OF July, 1988.

RECONSIDERED AND FINALLY PASSED AND ADOPTED THIS 26TH DAY OF July, 1988.


(MAYOR)


(CLERK)

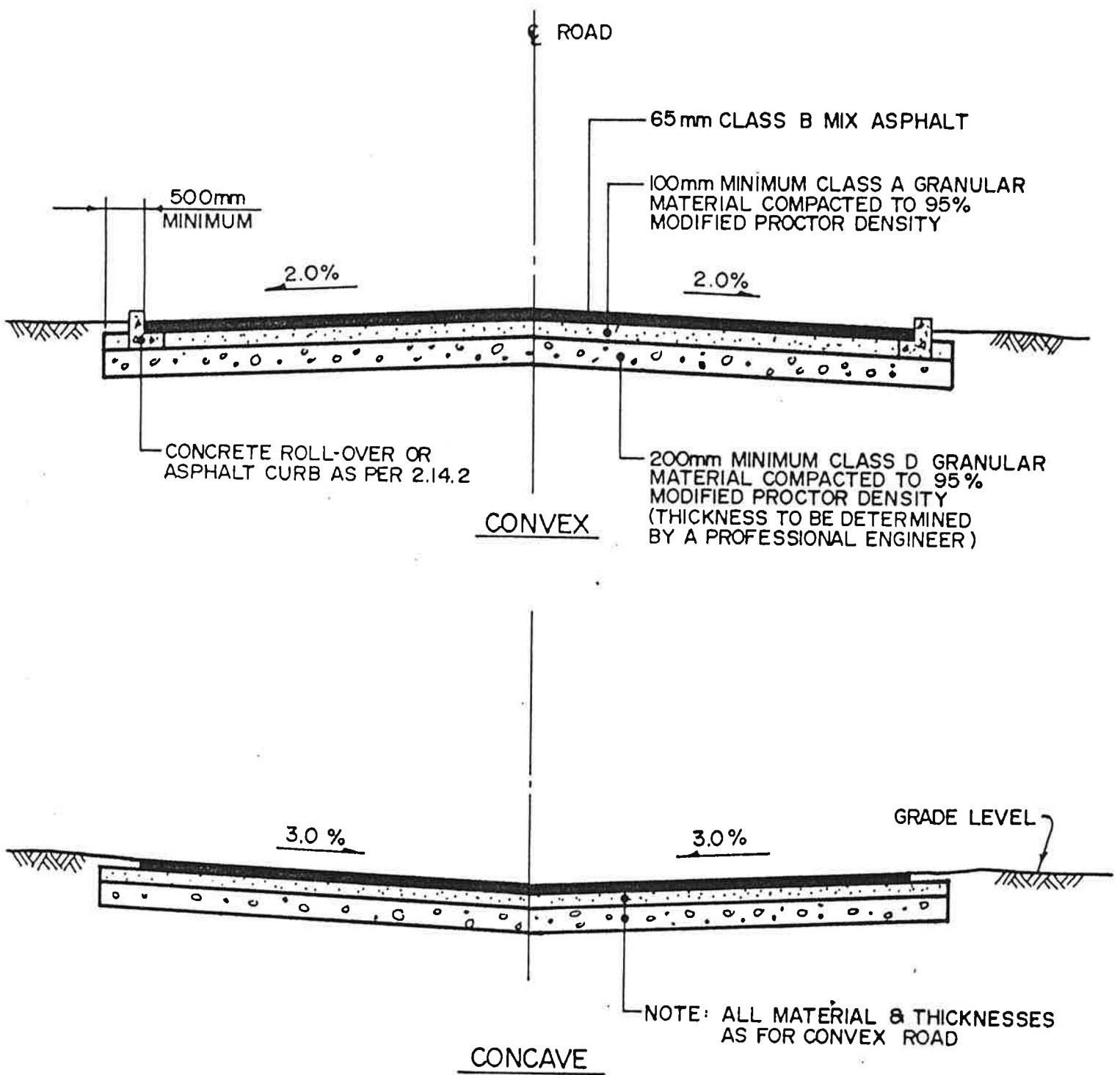
Certified a true and correct copy of Bylaw No. 481, 1988 as adopted.

A true copy of By-Law No. 481 registered in the office of the Inspector of Municipalities this 25th day of October 1988.


(CLERK)

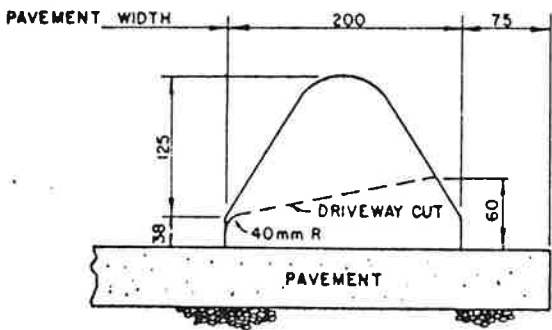

Deputy Inspector of Municipalities

APPENDIX I

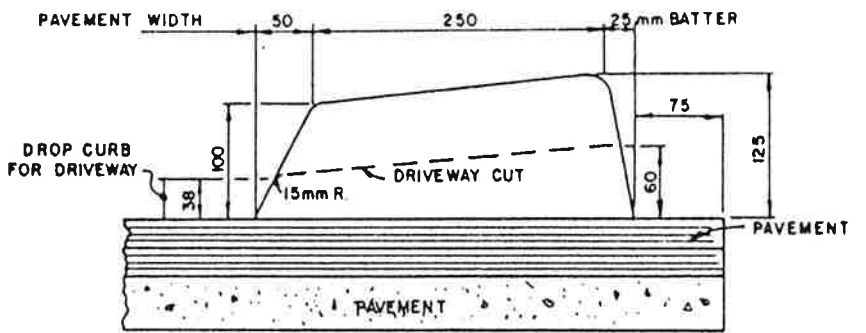


ROAD CROSS SECTIONS

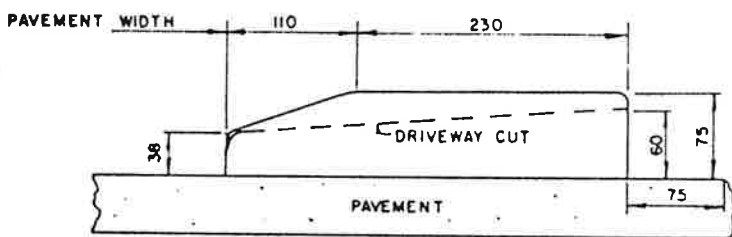
APPENDIX 2



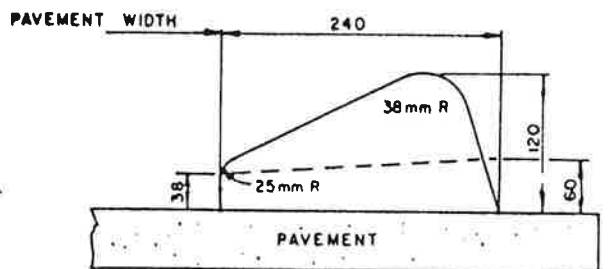
TYPE 1



TYPE 2



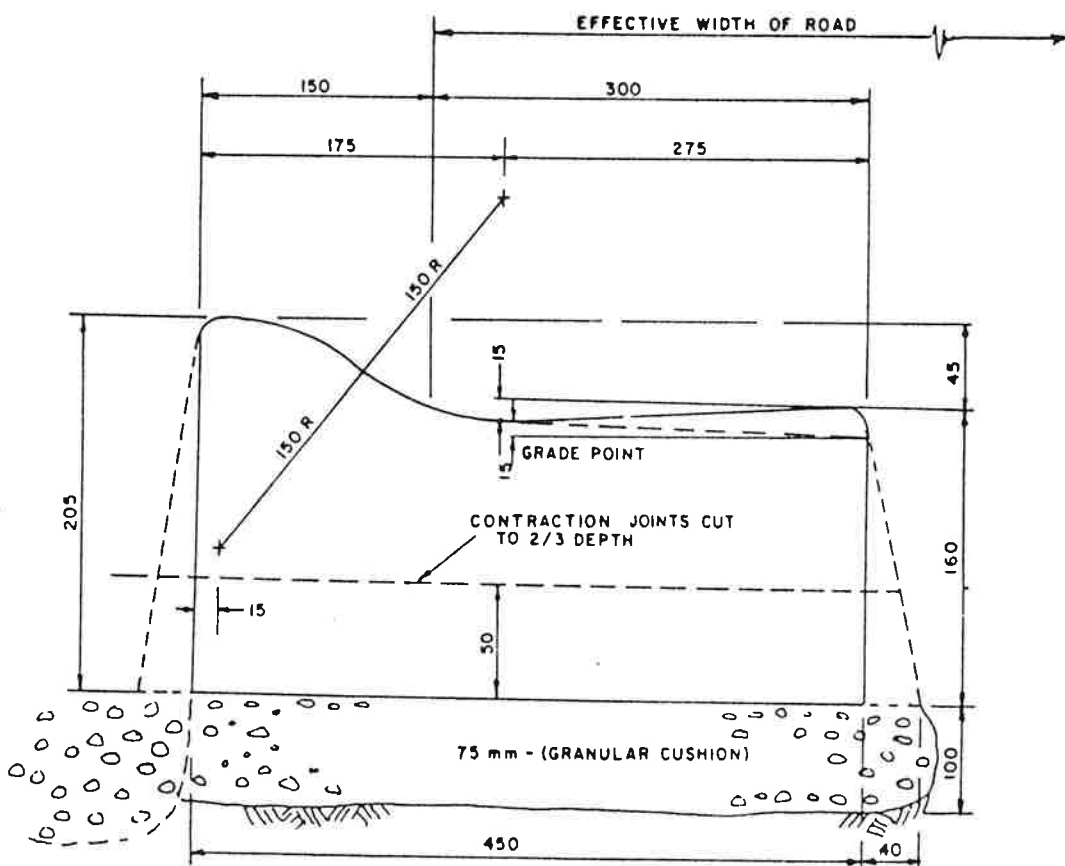
TYPE 3



TYPE 4

NOTE: ALL DIMENSIONS SHOWN IN MILLIMETRES
UNLESS OTHERWISE INDICATED

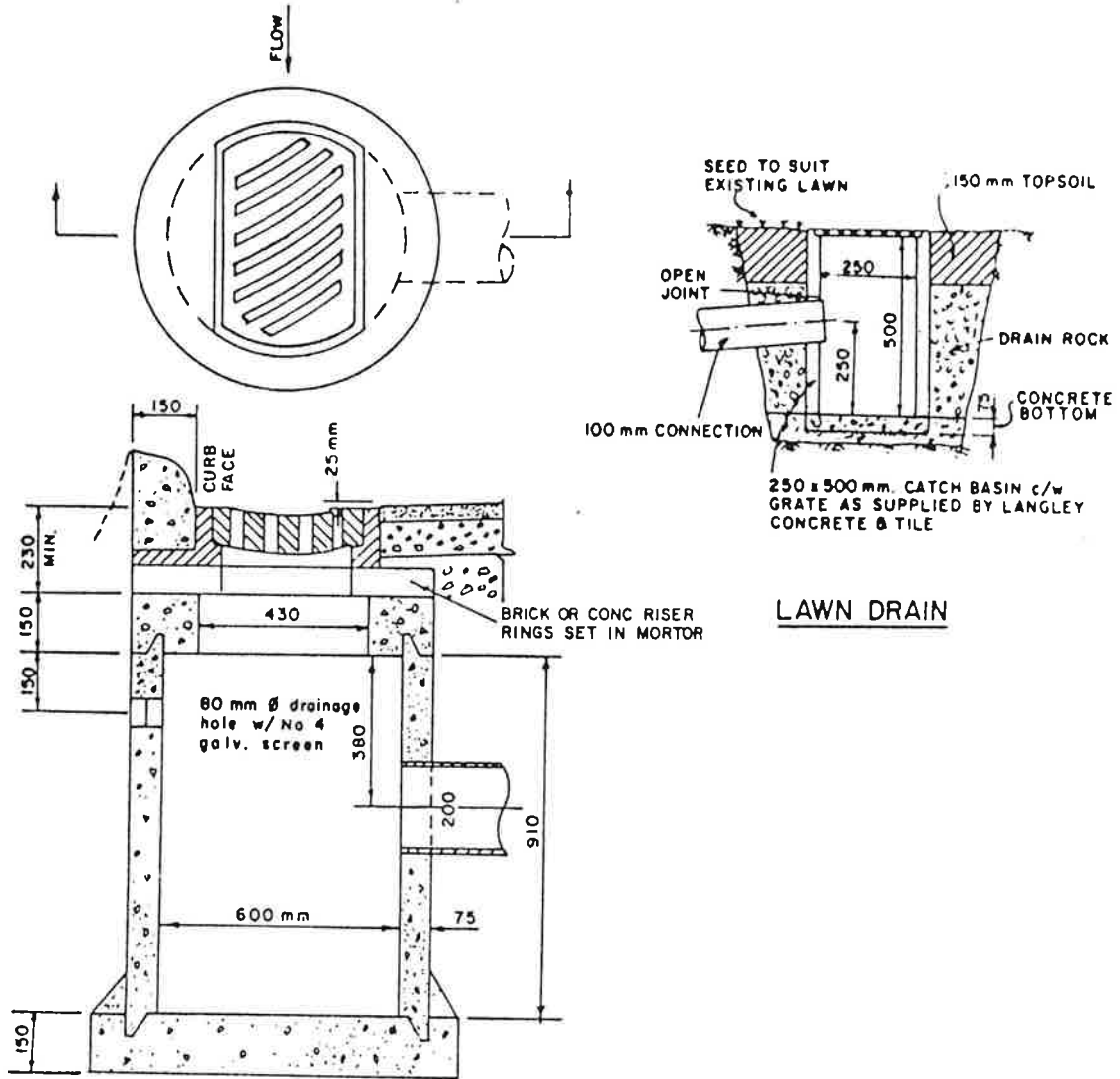
TYPICAL EXTRUDED CURBS



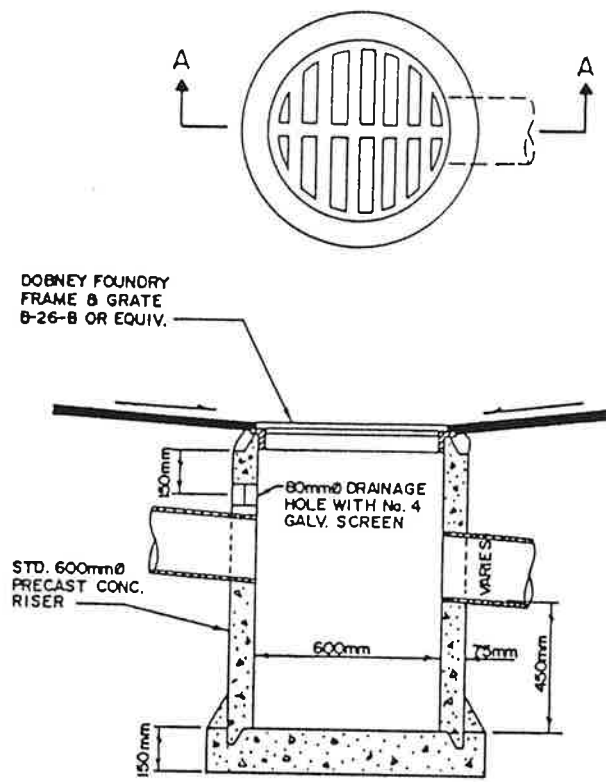
ROLL-OVER CURB WITH GUTTER

(ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE INDICATED)

APPENDIX 3



STANDARD CATCHBASIN

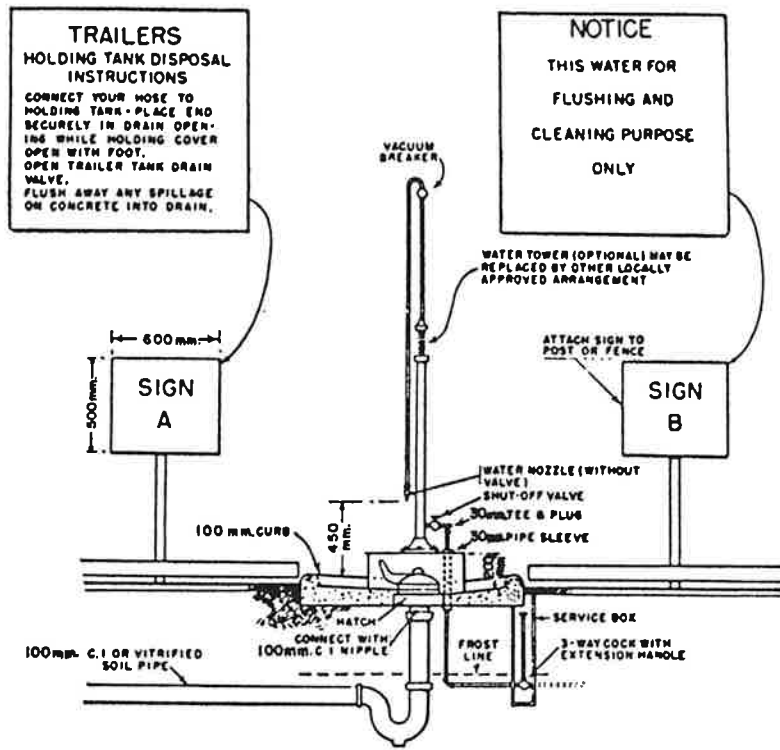


TYPICAL CATCHBASIN MANHOLE

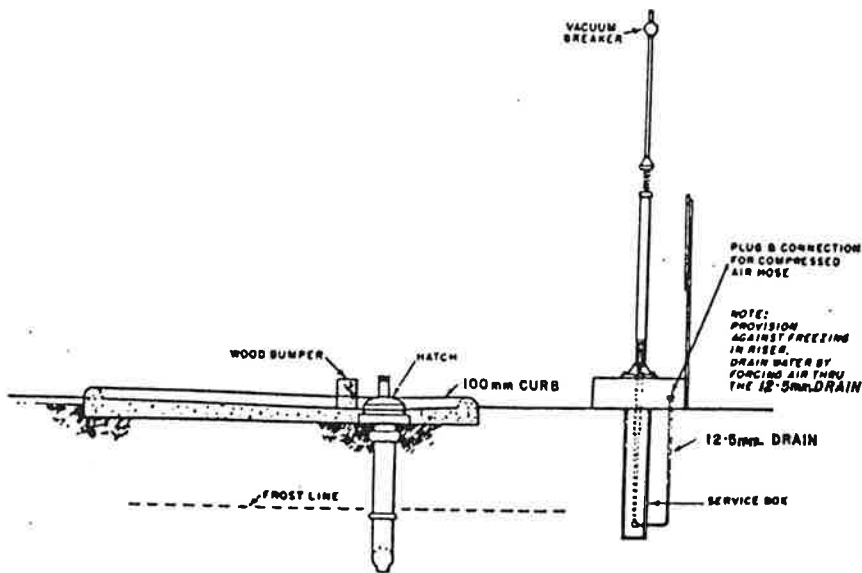
N.T.S.

APPENDIX 4

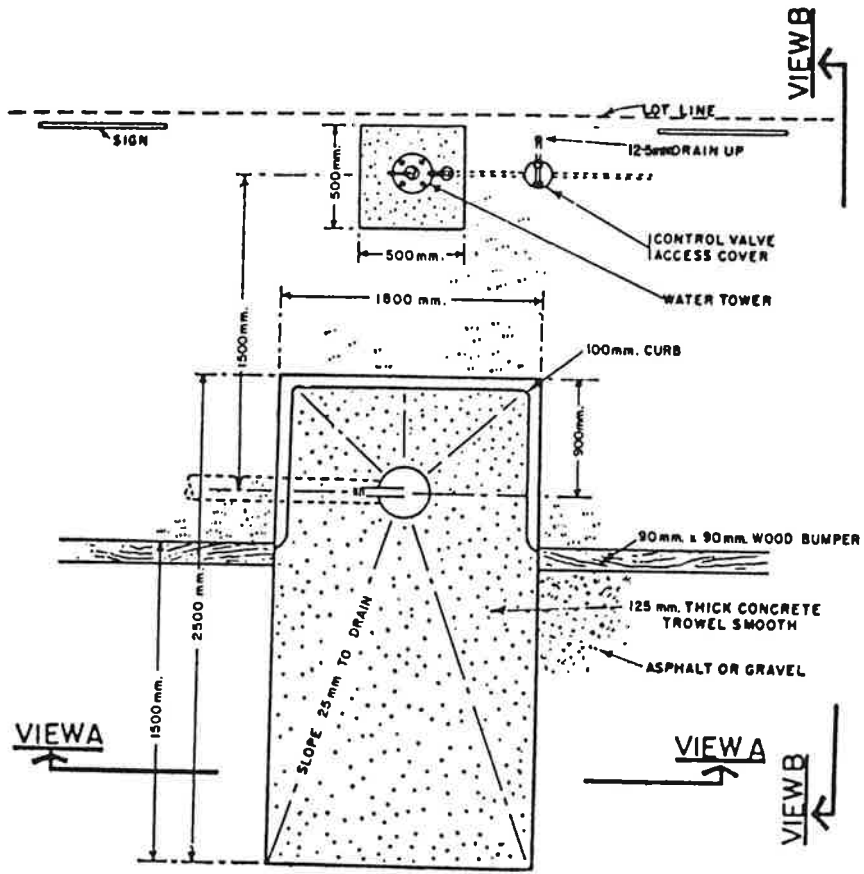
Trailer Sewage Disposal System



VIEW A



VIEW B



PLAN

