

VILLAGE OF VALEMOUNT

BY-LAW No. 139

RESIDENTIAL MOBILE HOME PARKS BY-LAW

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

The Council of the Village of Valemount, in open meeting assembled enacts as follows:-

INTERPRETATION & ADMINISTRATION

Title

1.01 This by-law may be cited as "The Village of Valemount Residential Mobile Home Park By-law No. 139, 1977".

Application

1.02 This by-law shall be applicable within the boundaries of the Village of Valemount.

Definitions

1.03 In this by-law, unless the context otherwise requires:-

Ancillary Building means a building for the common use of the tenants, and includes recreation buildings, laundry and other service facilities.

Approval means approval in writing.

Buffer Area means the buffer area described in Section 4.08.

Council means the Council of the Village of Valemount.

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

Floor Area means an area on any story of a building or mobile home that is occupied or intended for occupancy but does not include exits or attic, crawl or duct spaces.

Inspector means the Building Inspector or such other person appointed by the Council to administer this by-law.

Medical Health Officer means the Medical Health Officer appointed under the Health Act for the territorial jurisdiction of the area in which the mobile home park is located.

Mobile Home means a single family dwelling unit equipped with a water-closet and a bath-tub or shower, waste from which may be disposed of directly into a sewer, and manufactured as a unit or units intended to be occupied in a place other than its manufacture on a year-round basis. It may be designed with detachable towing and touring gear and upon arrival at site, can be completed and ready for occupancy except for placing on foundations, connections of utilities and some incidental assembly.

Mobile Home Area means that part of a mobile home park used primarily for installed mobile homes, including permissible additions, and which is not used for buffer area, roadways, owner's residential plot, the procuring and treatment of water, collective sewage treatment, effluent discharge, garbage disposal or ancillary buildings.

Mobile Home Park means land used or occupied by any person for the purpose of providing spaces for the accommodation of two or more mobile homes and for imposing a charge or rental for the use of such space, or

Mobile home park means any parcel of land on which are located two or more mobile homes.

Mobile Home Space means an area of land for the installation of one mobile home with permissible additions and situated within a mobile home area.

Mobile Home Pad means that portion of a mobile home space, designated, designed and prepared for the support of a mobile home. It may contain service connections.

Owner means an owner, agent, lessor or manager of, or any person who operates a mobile home park.

Potable Water means water which is approved for drinking purposes by the Ministry of Health.

Roadway means an allowance within a mobile home park part or all of which is made suitable for normal vehicular traffic so vehicles can gain access to abutting spaces.

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

Prohibitions

1.04 No person shall:-

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

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

in contravention of this by-law.

Administration

1.05 (1) The Building Inspector or such other person appointed by the Council shall administer this by-law.

(2) Persons appointed under subsection (1) may enter any mobile home park at any reasonable time for the purpose of administering or enforcing this by-law.

Exclusion

1.06 (1) Subject to section 105 (2) the provisions of this by-law do not apply to a mobile home park or any part of a mobile home park existing prior to coming into force of this by-law.

(2) No person shall be compelled to upgrade existing parks to the standard of this by-law; but any upgrading shall not lessen the compliance with the by-law and expansion shall meet by-law provisions.

(3) Existing mobile homes that do not meet Canadian Standards Association Standard Z240 specifications shall be permitted to relocate or move into a mobile home park developed prior to the adoption of this by-law only if brought up to Z240 standards with respect to gas and electrical service and if the heating system is approved by the fire marshal.

Violation

1.07 (1) It shall be unlawful for any person to cause, suffer, or permit the establishment, extension, or operation of a mobile home park in contravention of this by-law or otherwise to contravene or fail to comply with this by-law.

(2) It shall be unlawful for any person to prevent or obstruct any official appointed under subsection (1) of section 1.05 from carrying out his duties under this by-law.

Penalty

1.08 (1) Any person who violates any provision(s) of this by-law is liable on summary conviction to a penalty not exceeding one thousand (\$1,000.00) dollars, and also the cost of prosecution.

(2) Each day during which such violation is continued shall be deemed to constitute a new and separate offence.

(3) Upon conviction, the court may direct that no prosecution under subsection (2) may be made with respect to continuance of the violation, for such period of time as it directs.

Severability

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

Application Plans & Specifications

2.01

All applications for approval of plans and specifications shall be made in writing and shall contain:-

- (a) the name and address of the applicant.
- (b) the intended use of the land.
- (c) a popularly understandable description of the location of the land and the legal description of the land on which the proposed mobile home park is to be established, constructed, altered or extended.
- (d) a map showing the location of the source of the proposed water supply, and the location and extent of the proposed area for sewage disposal, waste water disposal, and garbage disposal.
- (e) two full sets of working drawings to scale showing :-
 - (i) the area dimensions and legal description of the parcel of land.
 - (ii) the dimensions and location of the buffer area.
 - (iii) the number, location, dimensions, and designation of all mobile home spaces and location and dimensions of all roadways, the owner's plot (if any) and recreation area.
 - (iv) the dimensions and locations of all ancillary buildings, the owner's residence, and other structures.
 - (v) the internal layouts of all service ancillary buildings and other structures apart from the owner's residence.
 - (vi) the location and details of the source of water, treatment plants, water distribution lines and outlets.
 - (vii) the location and details of all connections to the sewer, sewer lines, septic tank(s) and sub surface disposal field, or other private sewage treatment plants and disposal methods.
 - (viii) the locations and details of all on-site garbage and refuse disposal areas.
 - (ix) a north arrow and notation of the scales used.
 - (x) all water courses or water frontage within or adjacent to the land concerned.
 - (xi) a general landscaping plan for the site.
 - (xii) all steep banks or slopes within or adjacent to the land concerned, and
 - (xiii) the relationship of the proposed mobile home park to adjacent roads.

Approval & Permit

2.02

- (1) No person shall establish, construct or alter or subdivide a mobile home park until written approval of detailed plans and specifications is received and permit issued by the inspector.
- (2) Written approval and permit under sub-section (1) shall not be given until a sewage disposal permit has been issued, water supply system and garbage disposal method has been approved by the authority having jurisdiction.
- (3) The inspector shall examine each complete application for mobile home park permit and shall notify the applicant in writing within 60 days either that the permit is issued or that it is refused.
- (4) The inspector may:-
 - (a) require the applicant to provide additional relevant information including, but not limited to topographic and soil condition data.
 - (b) conduct inspections and tests in the vicinity of the site of the proposed mobile home park.
- (5) If the issuance of a mobile home park permit is refused, the inspector shall notify the applicant in writing of the reason for refusal.
- (6) Applicant may appeal the the Board of Variance with respect to relaxation of the provisions within the jurisdiction of the Board of Variance, (subject to Legislation).
- (7) A mobile home park permit shall permit the establishment of a mobile home park on the land concerned only in compliance with the mobile home park plan approved and permit issued.
- (8) If, after the issuance of any permit, the construction authorized thereunder be not commenced within six months from the date thereof, or if, after the commencement of a period of six months through any cause other than weather condition, strikes or lockouts, or if the work be not carried on continuously and in a bona fide manner such permit shall be void, and the work shall not be again commenced until a new permit shall have been issued and fee paid.

- (9) (a) Each initial application for a mobile home park permit submitted shall be accompanied by an application fee of Twenty-five (\$25.00) dollars for the first mobile home space and Ten (\$10.00) dollars for each additional mobile home space shown in the mobile home park plan.
- (b) Each application for renewal of a mobile home park permit shall be accompanied by an application fee of Two (\$2.00) dollars for each mobile home space shown on the mobile home park plan.
- (c) The charge for permits for construction of buildings or structures in the mobile home park shall be the same as specified in the building by-law in effect in the Village of Valemount.
- (d) The value of construction shall be the contract price together with a reasonable allowance for extras or such construction value to be calculated or fixed by the Building Inspector according to the submitted plan and specifications.

(10) No application for mobile home park permit shall be accepted for processing unless it includes all documents, information and fees required in sections 2.01 and 2.02.

GENERAL PROVISIONS

3.01

No person shall locate a mobile home or owner's residence except on a well-drained site that is above high-water line, is at all times free of stagnant pools, and is graded for rapid drainage.

OR

Notwithstanding any other provision of this by-law, no building or structure, excepting fences or signs or water related structures or buildings such as pumphouses and bathhouses shall be located, constructed, reconstructed, altered, moved or extended, nor mobile home located, with the underside of any floor system of any area used for habitation, business, storage, damageable by floodwaters, or in the case of a mobile home, the ground level on which it is located, lower than two feet above the two hundred year flood level where it can be determined, or if not, less than 10 feet above the natural boundary of any nearby watercourse or lake.

Where landfill is used to achieve the required elevation, the face of the fill slope shall be adequately protected against erosion from floodwaters.

Provided that with the approval of the Deputy Minister of the Environment or his designate, these requirements may be reduced.

For the purpose of this subsection, the following definitions shall apply:-

Natural Boundary means the visible high water mark of any lake, river, stream, or other body of water where the presence and action of water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed of the lake, river, stream or other body of water, a character distinct from the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself.

Water Course means any natural or man-made depression with well defined banks and a bed two feet or more below the surrounding land serving to give direction to a current of water at least six months of the year or having a drainage area of one square mile or more, as required by an Official of the Ministry of the Environment of the Province of British Columbia.

3.02

All parcels or parts of land included in a Mobile Home park site shall be contiguous.

3.03

The plumbing, electrical and building in any mobile home park including additions and alterations shall comply with the by-laws or regulations in force in the territorial jurisdiction in which the mobile home park is situate.

3.04

(1) No mobile home shall be located elsewhere in a mobile home park than on a mobile home site.

(2) No more than one mobile home shall be located on a mobile home space.

(3) Notwithstanding sub-section (1) no more than one unoccupied mobile for every ten mobile home spaces in the mobile home park may be located in a designated storage area.

- 3.05 No person shall dispose of garbage or refuse or any sort of waste except in accordance with the arrangements made by the owner of the mobile home park, and approved by the Medical Health Officer.
- 3.06 A copy of the plan required under Section 2.01(e) and a copy of this by-law shall be posted and permanently in the mobile home park office for the reference of the residents.
- 3.07 In mobile homes located in a mobile home park:-
- (a) the installation and maintenance of all oil burners and oil burning equipment and appliances using inflammable liquids as fuel;
 - (b) the storage and disposal of inflammable liquids and oils,
 - (c) the installations, maintenance, carriage, and use of compressed gas systems,
- shall be in accordance with the regulations of the Fire Marshall Act.
- 3.08 All mobile homes shall meet or exceed the Canadian Standards Association Standard Z-240.
- 3.09 All connections to services shall be in accordance with the B.C. Building Code.
- 3.10 Any mobile home located on a space shall be supported by "double blocking".

DESIGN & LAYOUT STANDARDS

General Purpose

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

Permitted Uses

- 4.02 Within a mobile home park only the following may be located:-
- (a) mobile homes;
 - (b) one dwelling unit for the accomodation of the owner/operator.
 - (c) recreation areas.
 - (d) identification sign.
 - (e) common storage area for the storage of recreational vehicles, boats, etc.
 - (f) buildings or structures ancillary to the above.

Signs

- 4.03 Subject to the provisions of By-law No. 119, identification signs to a maximum height of six feet above ground and to a maximum area of 32 square feet may be located at the principal entrance to the site.

Site Area

- 4.04 The minimum site area for a mobile home park shall be five acres.

Density

- 4.05 The maximum density for a mobile home park shall be eight mobile homes per acre.

Mobile Home Space/Lot

- 4.06 (1) The minimum area for a mobile home space shall be 3,500 square feet.
- (2) The minimum frontage of each mobile home space abutting an internal roadway shall be 40 feet except in the case of a mobile home space abutting a cul-de-sac or panhandle mobile home space in which cases minimum frontage shall be 20 feet.
- (3) Each mobile home space shall be clearly marked off by a suitable means.
- (4) All mobile home spaces shall:-
- (a) be drained properly
 - (b) be clearly numbered
 - (c) have a clearly discernable mobile home pad of compacted gravel or surfaced with asphalt or concrete pavement. Mobile home pads shall have a maximum 6% longitudinal and/or 15% cross or crown gradient.

Site Coverage

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

Buffer Areas

4.08

- (1) To provide a buffer area, the mobile home spaces shall be located not less than 25 feet from that boundary of the park abutting a public street or highway and not less than 15 feet from the remaining boundaries of the park. These setbacks/buffer areas shall be suitably landscaped.
- (2) Within a buffer area:
 - (a) no recreation or service areas, except for waterfront recreation or amenity areas, may be located.
 - (b) no mobile home area or owner's residential plot may be located.
 - (c) no building or structure may be erected or placed, except a sign, which may only be placed within 25 feet of any highway; and a fence and a wall.
 - (d) no garbage disposal area and no part of any private sewage disposal scheme, other than such parts of such system as may be underground, may be located.
 - (e) except where danger is involved, no plant material may be removed nor may any substance of which land is composed be deposited nor removed except as part of a recognizable beautification scheme.
 - (f) no vehicle parking area shall be located.
- (3) The only roads permitted in a buffer area are those which cross it as close to right angles as practicable and connect directly with the road system contained within the remainder of the mobile home park. No road shall traverse the buffer area and give direct access from any public highway to any mobile home space.
- (4) Where a mobile home park is separated from neighbouring property by a body of water, then notwithstanding Section 4.08 (1) :-
 - (a) for the purpose of establishing the buffer area, the mobile home park boundary shall be deemed to be the centre line of that body of water, and
 - (b) a building(s) to house boats or dressingrooms may be located on land adjoining waters that are suitable for small boat navigation at low water, so long as the buildings are not within 25 feet of any other boundary.

Set Backs

4.09

- (1) No mobile home shall be located within 20 feet of another mobile home.
- (2) No part of any mobile home or any addition, shall be located:-
 - (a) within six feet of an internal access road right-of-way or common parking area.
 - (b) within five feet of rear and side mobile home space lines.
- (3) No building or structure shall exceed 25 feet in height.

Mobile home per space/lot

4.10

- (1) No more than one mobile home shall be located on a mobile home space.

Groups & Clusters

4.11

- (1) Groups or clusters of mobile homes may be placed on a combined space where the area of the combined space is equal to the minimum space area required for an equal number of mobile homes on standard spaces, and where the minimum setbacks are honoured on the combined spaces perimeter line and between mobile homes.
- (2) Notwithstanding section 4.06(1) and (2) each mobile home in a group or cluster shall have its own space which shall be clearly marked off by suitable means.

Skirting

4.12

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

Permissible Additions

- 4.13 (1) No additions to a mobile home are permitted, except:-
- (a) Carports.
 - (b) Shelters against sun or rain, (ramadas).
 - (c) Vestibules of a maximum size of 40 square feet.
 - (d) Rooms (cabanas) added to a mobile home; provided that any such added room shall have an exit or access to exit other than through the mobile home, and further, that any such additional room is not used as an exit or access to an exit from any mobile home; provided in all cases that the means of egress from the mobile home or addition room is not restricted or diminished by any part of the addition.
- (2) All attached or accessory structures such as porches, sun rooms, additions and storage facilities shall be factory prefabricated units or of an equivalent quality and shall be painted or prefinished so that the design and construction shall complement the main structure.
- (3) All attached or accessory structures shall require a building permit and shall comply with the requirements of the B.C. Building Code.

Parking, Off Roadway

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

Owner's Residential Plot

- 4.15 (1) An owner's residential plot shall be permitted within a mobile home park if the area of the plot is not less than 3500 square feet when the residence is a mobile home unit, and 6000 square feet when the residence is a conventional dwelling unit.
- (2) An owner's residential plot shall include sufficient parking area to provide one off-street parking space for the owner's use and a minimum of two parking spaces for visitors and customers.

Tenant Storage

- 4.16 (1) One storage facility (shed) may be constructed on each mobile home space, provided that:-
- (a) It is compatible in appearance with the mobile home.
 - (b) It is 600 - 900 cubic feet in volume, and
 - (c) It does not exceed eight feet in height.

RECREATION AREA

- 5.01 (1) Not less than 5% of the gross site area of the mobile home park shall be devoted to tenant's recreational uses, and shall be provided in a convenient and accessible location. For the purpose of calculating recreational space requirement, any indoor recreational space provided shall be calculated as double its actual area.
- (2) The recreational areas shall not include buffer areas, parking areas, ancillary buildings, mobile home spaces, driveways, or storage areas.
- (3) In mobile home parks where more than 10,000 square feet of recreation space is required, two or more recreational areas may be provided.
- (4) Recreation areas in the mobile home park, except indoor recreation facilities, shall be of a grass or asphaltic surface and shall be properly landscaped.

ACCESS, ROADWAYS & WALKWAYS

Access

- 6.01 (1) No mobile home park shall be established or extended, unless the highway access to the mobile home park is approved by the authority having jurisdiction.
- (2) A second access from a public highway separated by at least 200 feet from the first access, shall be provided to each mobile home park containing 50 or more spaces.

Roadways

- 6.02 (1) All mobile home spaces, owner's residential plot, storage areas and service buildings as well as other facilities where access is required shall have access by internal street systems.
- (2) Minimum roadway width requirements shall be as follows:-

(a) Access to and from a mobile home park shall be by a roadway of 22 feet minimum surfaced width and a right-of-way of 50 feet. No parking shall be allowed on the access road.

(b) Collector or distributor roads:-

- (1) with parking on both sides shall have a minimum surfaced width of 36 feet and right-of-way of 46 feet.
- (2) with parking on one side shall have a minimum surfaced width of 28 feet and a right-of-way of 40 feet.
- (3) with no parking shall have a minimum surfaced width of 20 feet and a right-of-way of 40 feet.

(c) Minor Roadways:-

- (1) cul-de-sacs and two-way minor roads shall have a minimum paved width of 16 feet and a right-of-way of 40 feet.
- (2) one-way minor roads shall have a minimum width of 14 feet right-of-way of 40 feet.
- (3) one-way minor roads shall not exceed 500 feet in length.
- (4) cul-de-sacs shall not exceed 300 feet in length.
- (5) parking shall not be permitted in minor roadways except in dust free or paved parking bays.

(3) All roads in the mobile home park shall be paved, well drained and maintained.

(4) Dead end roads and cul-de-sacs shall have turning circle right-of-way at the dead end with a radius of at least 40 feet.

(5) Roads shall be adapted to the topography, and shall have suitable gradient for safety of traffic.

(6) A mobile home park which adjoins, abuts or faces an area which curbs, gutters and piped storm drainage are required shall have curbs, gutters, and piped storm drainage installed.

ANCILLARY BUILDINGS

7.01

Ancillary buildings shall:-

- (a) conform to the B.C. Building Code
- (b) be located at least 15 feet from any mobile home space
- (c) be of permanent construction and adequately lighted
- (d) have walls, floors, and partitions that can be easily cleaned
- (e) have all rooms well ventilated, with all openings effectively screened
- (f) where toilet facilities are required, separate facilities for males and females shall be provided.

WATER SUPPLY

8.01

The owner of the mobile home park shall provide a water supply system to furnish a constant supply of potable water that is under a minimum working pressure of 30 pounds per square inch or not over a maximum working pressure of 50 pounds per square inch at all outlets. Such a water system shall be designed in accordance with the plumbing regulations or with the by-laws or regulations in force in the territorial jurisdiction in which the park is situated.

8.02

Potable water shall be distributed to:-

- (a) each ancillary building, if required
- (b) each mobile home space
- (c) stand pipes or hydrants, if required
- (d) all hose bibs.

8.03

Water shall not be distributed to any terminal from which the water would not be intercepted by an approved sewage fixture, excepting hose bibs, stand pipes and hydrants.

8.04

Each water distribution branch-line serving a mobile home space shall have a minimum diameter of 3/4 inch.

SEWAGE SYSTEMS

9.01

The owner of a mobile home park shall provide for the disposal of all waste water and of all body wastes that are generated within the mobile home park by providing a sewage system connected to all plumbing fixtures and sewage laterals in the mobile home park.

This sewage system shall be designed in accordance with the plumbing regulations or with the corresponding by-laws or regulations in force in the territorial jurisdiction in which the park is situated.

- 9.02 In each mobile home space a lateral sewer terminus shall be gas tight, protected from mechanical damage and protected from storm water infiltration.
- 9.03 All outdoor vents, where required, shall extend 7 feet above the surrounding grade. Outdoor vents shall be securely fastened to a 4x4 minimum, wood-preservative treated cedar post securely embedded in the ground or have equivalent support.
- 9.04 A cleanout shall be installed wherever a sewerline changes direction more than 45 degrees. All outdoor cleanouts shall be cast iron that shall be accessible. Their position shall be indicated by suitable means on the ground. All parts of any cleanout extension shall be cast iron and terminate at a protected location either below access covers or in a concrete pad. A cleanout may be omitted at the upstream end of a sewer-line serving mobile homes, provided that the uppermost terminus serves a mobile home and is designed and installed for use as a cleanout point.
- 9.05 For determining pipe sizes, each mobile home shall be considered as having a hydraulic load of 8 fixture units.

SEWAGE DISPOSAL

- 10.01 The owner of a mobile home park shall provide for the disposal of all sewage and waste water from a sewage system by causing the sewage system to discharge into a public or private sewage disposal system. The design and installation of a private sewage disposal system shall conform to the requirements of the Health Act or Pollution Control Act as the case may be.

GARBAGE DISPOSAL

- 11.01 (1) The owner of a mobile home park shall dispose or arrange for the disposal of garbage or refuse.
- (2) If the owner of the mobile home park establishes one or more depots within the park for the collection of garbage and refuse, he shall:-
- (a) provide fly-tight metal containers in ample number;
 - (b) maintain the containers so that they do not become foul-smelling, unsightly, or a breeding place for flies.
- (3) If the garbage is to be disposed of on the site, the methods and locations shall be in accordance with the Pollution Control Act.

FIRE HYDRANTS

- 12.01 Fire hydrants meeting the requirements of the municipality shall be installed and connected to the internal water system of a mobile home park such that no mobile home space is beyond 400 feet from a fire hydrant, as measured along the internal and/or external roadway system.

STREET LIGHTING

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

SUPERVISION & REPORTING

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

By-law #33, sighted as the "Village of Valemount Mobile Home Park
By-law is hereby repealed.

Read a first time this 10th day of May 1977

Read a second time this 10th day of May 1977

Read a third time this 13th day of September, 1977

Reconsidered and adopted this 11th day of October 1977

Shirley Bell
Mayor

[Signature]
Clerk

I hereby certify that this is a true and correct copy of By-law 139
As adopted by Council.

[Signature]
Clerk

Third reading and final adoption rescinded this 14th day of
February 1978.

Read a third time, as amended this 14th day of February 1978.

Reconsidered and finally adopted this 14th day of March 1978

Shirley Bell
Mayor

[Signature]
Clerk

I hereby certify that this is a true copy of By-law 139 as amended,
and adopted by Council.

[Signature]
Clerk

A true copy of By-Law No. 139
registered in the office of the Inspector
of Municipalities this 10th day of
April 1978.
[Signature]
Deputy Inspector of Municipalities

The numerical quantities in the by-law are expressed in the Imperial system of measurement. The following list gives suggested "hard conversion" equivalents in the metric system (SI) of measurement.

3.01	OR	2 feet becomes 0.6m	
		10 feet " 3m	
		square mile " 2.5km ²	
4.03		6 feet becomes 1.8m	
		32 ft ² " 2.88m ²	
4.04		5 acres becomes 12.5ha	
4.05		8 units per acre becomes 20 units per hectare (ha)	
4.06	(1)	3500 square feet becomes 325m ²	
	(2)	40 feet becomes 12m	
		20 feet " 6m	
4.08		25 feet becomes 7.6m	
		15 " " 4.6m	
4.09	(i)	20 feet becomes 6m	
	(2)(a)	6 feet " 1.8m	
	(b)	5 feet " 1.5m	
	(3)	25 feet " 7.6m	
4.12	(1)	4 feet becomes 1.2m	
	(3)	2 square feet becomes 1.9m ²	
4.15	(1)	3500 square feet becomes 325m ²	
		6000 square feet " 550m ²	
4.16	(1) (ii)	600 - 900 cubic feet becomes 17 - 25m ³	
	(iii)	8 feet becomes 2.4m	
5.01	(3)	10,000 square feet becomes 1000m ²	
6.01	(2)	200 feet becomes 60m	
6.02		500 feet becomes 150m	
		300 " " 100m	
		50 " " 15m	
		46 " " 14m	
		40 " " 12m	
		36 " " 11m	
		28 " " 8.5m	
		20 " " 6m	
		16 " " 5m	
		14 " " 4.3m	
8.01		30 pounds per square inch becomes 200 kilopascals (kPa)	
		50 " " " " " 350 kPa	
8.04		Three-quarters inch becomes 18mm	
9.03		7 feet becomes 2.1m	
		4 x 4 becomes 100mm x 100mm	
12.01		400 feet becomes 120m	