

THE CORPORATION OF THE DISTRICT OF SURREY

BY-LAW NO. 11240

A by-law to amend the provisions of
"Surrey Mobile Homes and Trailer
Regulation and Control By-law, 1980, No.
[6142](#)," as amended.

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NOW, THEREFORE, the Municipal Council of The Corporation of the District of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. "Surrey Mobile Homes and Trailer Regulation and Control By-law, 1980, No. [6142](#)," as amended, is hereby further amended by deleting Section 28 and inserting the following in its place:

"28.

(a) No mobile home or trailer shall be occupied as an office, dwelling or sleeping place anywhere within the Municipality save and except in a duly licensed mobile home park under this By-law, or in a mobile home subdivision.

(b) (i) Notwithstanding the provisions of Section 28 (a), a mobile home may be placed on any record lot in the Municipality and occupied as a dwelling or sleeping place provided:

a) A permit therefore has been issued by the Chief Inspector;

b) The area of the record lot on which the mobile home is placed is at least point four (.4) hectare or double the minimum area of record lot which may be created by subdivision under the zoning of the record lot in question, whichever is smaller, and

c) The mobile home has a gross floor area not exceeding ninety (90) square metres, and shall comply with C.S.A. standard Z-240, or alternatively shall:

1) be certified with a British Columbia Government label issued by the British Columbia Provincial Electrical Inspection Branch, and

2) where the mobile home will be served with natural gas, be certified with a Field Inspection Label issued by the British Columbia Provincial Gas Inspection Branch, and

3) where the mobile home will have a compressed gas system, be certified by the Provincial Fire

Marshal's Office,

and all applicable permits have been obtained for installation or connection of electrical, gas, or compressed gas systems for the mobile home, and

d) Not more than one (1) mobile home is located on any record lot pursuant to this provision, and

e) Sanitary facilities satisfactory to the Medical Health Officer are provided for the occupants of the mobile home, and

f) 1) The record lot on which the mobile home is placed contains not more than one single family dwelling, and

2) In agricultueal zones where the record lots are (3.6) hectares (9 acres) or more in area, two mobile homes may be placed on the farm for the employees of the farm operation, and

g) The mobile home shall be sited:

1) to conform to all minimum yard and setback requirements for a principal building in the zone in question, and

2) not closer to the front property line than the front wall of the principal dwelling, and in the case where the property is flanked by a street, not closer to the street than the side of the principal dwelling facing said street, and

3) not closer than four (4) metres from the principal dwelling or any other building, and

4) not closer than three (3) metres from any septic disposal field, and it must be possible to locate the mobile home on the property without traversing any part of a septic disposal field, and

h) The mobile home shall be screened on all sides where it is exposed to a street, lane or adjoining property by a solid decorative fence at least one point five (1.5) metres high, and

i) The area around the mobile home shall be maintained in a neat condition, and

j) Not more than two (2) persons per bedroom shall be permitted to occupy the mobile home, and

k) The mobile home is occupied by a person who holds a valid subsisting building permit for the construction of a dwelling on the same record lot, on which the mobile home is placed, or

l) The mobile home is occupied by a watchman only when necessary for the protection of the business or

industry located on the same record lot on which the mobile home is placed, or

m) The mobile home is occupied by a person employed as a temporary farm helper assisting in the operation of a farm located on the record lot on which the mobile home is placed, or

n) The mobile home is occupied by a relative

who is either aged and in ill health or

non-ambulatory by virtue of severe

disability or chronic illness and who is

cared for and maintained by the owner of

the record lot who has his dwelling

constructed on the record lot at the date of the application for the permit, and where the care and maintenance of such relative shall be declared necessary by a physician and such declaration confirmed by the Medical Health Officer, or

o) The mobile home is occupied by a person

who is attending to the care and

maintenance of the owner of the land who

is either aged or in ill health or non-

ambulatory by virtue of severe disability

or chronic illness and who has a dwelling

constructed on the record lot at the date of application for the permit, and where the care and maintenance of the owner of the land shall be declared necessary by a physician and such declaration confirmed by the Medical Health Officer.

p) February 1, 1982, shall be eligible for annual renewal based on the criteria which was set out in the By-law at the time of the initial application for permit.

(ii) Application for a permit to place a mobile home on any record lot in the Municipality shall be filed with the Chief Inspector by the registered owner of the record lot, and shall be supported by all relevant information necessary to satisfy the Chief Inspector that the requirements of this section are being met.

(iii) Once the Chief Inspector has verified that the application meets the requirements of this section he may issue a permit for a period not to exceed twelve (12) months duration to permit the mobile home to be placed on the lot in question and occupied as a dwelling or sleeping place.

(iv) a) When the original permit issued under Sub-sections 28 (b) (i) (1) (m) (n) and (o) expires, and provided the conditions under which the original permit was issued remain the same, the Chief Inspector may renew the permit for further periods not to exceed twelve (12) months each, for as long as the conditions under which the original permit was issued continue to exist.

b) Renewal of a permit issued under the provisions of Sub-section 28 (b) (i) (k) shall be conditional upon satisfactory progress on the construction of the dwelling during the preceding twelve (12) months, the applicant still holding a valid subsisting building permit for construction of a dwelling on the same record lot, and the dwelling in question not being sufficiently ready to permit occupancy.

(v) When the conditions under which a permit is granted cease to exist the mobile home shall be removed from the record lot in question within thirty (30) days. Alternatively the owner may apply for a new permit, but if a new permit is not approved for issuance the mobile home must still be removed from the record lot within thirty (30) days of expiry of the conditions under which the original permit was issued.

(vi) The permit fee payable under this sub-section shall be three hundred dollars (\$300.00) for the first twelve (12) month period. A renewal permit fee shall be fifty dollars (\$50.00) for each subsequent twelve month period.

(c) Notwithstanding the provisions of Sub-section 28 (a), the Chief Inspector may issue a permit to a person to allow the placing and occupancy of a mobile home or trailer for use as a temporary office for a commercial, industrial or institutional operation, provided:

(i) sanitary facilities satisfactory to the Medical Health Officer are available to occupants of the mobile home or trailer.

(ii) such permit shall be issued for a period not to exceed six (6) months and shall be non-renewable.

(iii) the permit fee payable under this section shall be one hundred (\$100.00) dollars for each six month period except as provided in Sub-section (d).

(iv) the permit fee payable for the sale of Christmas trees shall be twenty dollars (\$20.00).

(d) (i) Notwithstanding the provisions of Sub-section 28 (a), the Chief Inspector may issue a permit to a person for the placing and occupancy of a mobile home or trailer for use as a dwelling or sleeping place on a permanent basis when the mobile home is located on a registered lot within a Mobile Home Subdivision provided:

a) the placement of the mobile home is in full compliance with the Zoning By-law currently in force in the Municipality;

b) the mobile home is placed on a foundation of masonry or concrete;

c) the mobile home is connected to a Municipal water and a Municipal sanitary sewer system installed in accordance with all applicable by-laws in force in the Municipality.

(ii) The permit fee payable under this section shall be computed as follows:

i) Minimum permit fee or permit fee for work

having a valuation of \$1,000.00 or less .. \$20.00

- ii) For work having a valuation of more than \$1,000.00 a fee per \$1,000.00 of value or portion thereof exceeding \$1,000.00 \$5.00

the valuation of the work to be based on the total value of the mobile home along with the value of any foundations or additions.

(e) (i) From the standpoint of water, sewer, and garbage rates, a mobile home or trailer permitted under Sub-sections 28 (b) (i) (k) (l) (m) (n) and (o), shall be considered as a separate dwelling unit, and shall pay the applicable water, sewer and garbage rate as required under the appropriate By-law.

(ii) All water, sewer and garbage rates applicable to mobile homes and trailers permitted under Sub-sections 28 (b) (i) (k) (l) (m) (n) and (o) above shall be pre-paid for the period of the permit, prior to issuance or renewal of any permit.

(f) (i) The Chief Inspector may direct and require that any mobile home or trailer, or mobile home space or trailer space be vacated, or the occupancy thereof prohibited, until altered to comply with the conditions of this or any other by-law by,

a) serving five (5) days notice thereto upon the occupant of the mobile home or trailer, or his or her authorized agent, and upon the owner of the mobile home space or trailer space, or

b) mailing the same by registered mail to their last known addresses, or

c) posting the same on the outside of said mobile home or trailer, or upon said mobile home space or trailer space, wherever it is found by said License Inspector that such mobile home or trailer or such mobile home space or trailer space has been installed or exists in a state contrary to the provisions of any by-law of the Municipality or any permit issued thereunder, or of any Provincial Act.

(ii) Such mobile home or trailer or mobile home space or trailer space shall not be occupied until such conditions shall have been rectified to the satisfaction of the License Inspector. "

2. This By-law shall be cited for all purposes as "Surrey Mobile Homes and Trailer Regulation and Control By-law, 1980, No. [6142](#), Amendment By-law, 1992, No. 11240."

PASSED THREE READINGS by the Municipal Council on the 23rd day of March, 1992.

RECEIVED THE APPROVAL of the Deputy Minister of Health on the 27th day of April, 1992.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 25th day of May, 1992.

_____MAYOR

_____CLERK