

CITY OF SURREY

BY-LAW NO. 6142

A By-law to regulate and control the location, use and occupancy of mobile homes and trailers, to establish minimum standards governing the construction and maintenance of mobile home parks and tourist trailer parks.

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As amended by Bylaws No. 7045, 02/01/82; 7566, 05/30/83; 7612, 07/18/83; 7772, 01/16/84; 7903, 10/15/84; 8697, 09/08/86; 8841, 01/12/87; 10403, 10/22/90; 11240, 05/25/92; 12268, 04/25/94; 14217, 02/05/01; 14531, 10/22/01; 16667, 04/20/09; 17319, 01/10/11; 17847, 12/17/12

THIS IS A CONSOLIDATED BYLAW PREPARED BY THE CITY OF SURREY FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.

WHEREAS it is deemed expedient to regulate and control the location, use and occupancy of mobile homes and trailers within the City and to establish minimum standards governing the construction and maintenance of mobile homes and trailer courts, to make them fit for human habitation and to generally protect the health of the inhabitants of the City;

NOW, THEREFORE, the City Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. This By-law may be cited for all purposes as "Surrey Mobile Homes and Trailer Regulation and Control By-law, 1980, No. 6142."

"Interpretation

2. In this By-law, unless the context otherwise requires, the following words and expressions shall have the meaning hereinafter assigned to them:

"Aged" means a person who has reached his sixty-fifth (65th) birthday;

"Approval" means approval in writing;

"Buffer area" means the buffer area described in this By-law;

"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 GOVERNMENT TRAVEL BUREAU ACT, but does not include a mobile-home park or motel, a hotel, an auto court, or a camp licensed under the COMMUNITY CARE FACILITIES LICENSING ACT;

"Camping-space" means an area in a camp-site used for one trailer or tent;

"Council" means the Mayor and Council of the City of Surrey;

"Dependent mobile home" means a mobile home other than an independent mobile home.

"Dependent Trailer" means a trailer other than an independent trailer.

"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;

"Ill health" means being in either chronic or convalescent care;

"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.

"Independent trailer" means a trailer equipped with a water closet and a place for washing, wastes from both of which may be disposed of directly into a sewer through a drain connection:

"General Manager, Planning and Development" means the General Manager, Planning and Development of the City of Surrey, or his lawful designate;

"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 of the City and shall include his duly authorized representative;

"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 camp-site;

"Plumbing Inspector" means the duly appointed Plumbing Inspector of the City, 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;

"Public Health Inspector" means the duly appointed Public Health Inspector of the City and any other person duly authorized to act in that capacity;

"Relative" means a mother, father, father-in-law, mother-in-law, son, daughter, son-in-law, daughter-in-law, grandfather, grandmother, brother, sister, brother-in-law, or sister-in-law;

"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;

"Sewage-disposal station" means a place where trailer sewage-storage tanks may be emptied and flushed;

"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 travel trailers and other recreational vehicles for transient use.

PART I - MOBILE HOMES

General Provisions

3. (a) No person shall:
 - (i) locate, establish, construct, alter, subdivide, or operate a mobile home park; or
 - (ii) cause or allow a mobile home to be parked or to remain in a mobile home park in contravention of this by-law.
- (b) No person shall establish, construct, alter, or subdivide a mobile home park until:
 - (i) a permit authorizing such establishing, altering or subdividing has been issued to him by the General Manager, Planning and Development pursuant to this By-law.

- (c) No person shall establish, construct, alter or subdivide a mobile home park unless full City 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, altered or subdivided.
- (d) 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.
- (e) All parcels of land included in a mobile home park site shall be contiguous.
- (f) 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 City and shall comply in all respects with the requirements of the respective By-laws of the City.
- (g)
 - (i) No mobile home shall be located and occupied elsewhere in a mobile home park than on a mobile home area.
 - (ii) No more than one mobile home shall be located on a mobile home space.
- (h) 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.
- (i) 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 By-law.
- (j) 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 City standards with a vent trap for each fixture.
- (k) 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 By-law.
- (l) A copy of the plan required in clause (b) of Section 4 of this By-law and a copy of this By-law shall be posted in a protected place in each mobile home park for the reference of the residents.
- (m) In mobile homes located in a mobile home park,
 - (i) installation and maintenance of all oil burners and oil burning equipment and appliances using flammable liquids as fuel; and
 - (ii) the storage and disposal of inflammable liquids and oils; and
 shall be in accordance with the regulations of the FIRE SERVICES ACT and the applicable By-laws of the City.
- (n) No dependent mobile home shall be located in a mobile home park.

Plans and Specifications

4. (a) All applications for permits for the establishing, construction, alteration, or subdivision of mobile home parks shall be made in writing to the General Manager, Planning and Development and shall contain:
 - (i) the name and address of the applicant;
 - (ii) the intended use of the land;
 - (iii) 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;
- (b) two complete and legible sets of plans to scale showing:
 - (i) the area dimensions and legal description 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 City sewer & sewer lines.
 - (viii) the location and details of all on-site garbage and refuse disposal areas;
 - (ix) a north arrow and notation of the scales used.

Buffer Area

5. (a) Every mobile home park shall have immediately within all its boundaries a buffer area a minimum of seven point six (7.6) metres except where the said park adjoins or abuts another site which permits placement of a mobile home park and which is used as a mobile home park, such buffer area may be reduced to three (3) metres, within which:
 - (i) No mobile home area nor an owner's residential plot may be located;
 - (ii) No building or structure may be erected or placed, except a sign, which may only be placed within seven point six (7.6) metres of any highway and subject to

the restrictions and provisions of the Surrey Zoning By-law, and a fence and a wall;

- (iii) 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;
 - (iv) Except where danger is involved, no plant material may be removed nor may any substance of which land is composed be deposited or removed, except as a part of a recognizable beautification scheme;
 - (v) The only roads permitted 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, and no road shall traverse the buffer area and give direct access from any public highway to any mobile home space.
 - (vi) No recreation, amenity, or service areas, except for water-front recreation or amenity areas, may be located.
- (b) Where a mobile home park is separated from the neighbouring property by a body of water, then, notwithstanding the provisions of clause (1) hereof;
- (i) for the purpose of establishing the buffer area, the mobile park boundary shall be deemed to be the centre line of that body of water; and
 - (ii) 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 six (7.6) metres of any other boundary.

PLACEMENT OF MOBILE HOMES AND PERMISSIBLE ADDITIONS

6. (a) Within a mobile home area no part of any mobile home including permitted addition(s) shall be:
- i) on land that is not level and kept free from drainage from adjacent land; and
 - ii) within three (3) metres of any other mobile home including permitted addition(s).
- (b) **Deleted by Bylaw 14217, 02/05/01**
- (c) One (1) level easily accessible car parking space shall be provided near each mobile home. In addition, for every four (4) mobile homes, one (1) additional car parking space shall be provided.
- (d) No additions to mobile homes are permitted, except:
- (i) 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;
 - (ii) carports;

- (iii) shelters against sun or rain (ramadas);
- (iv) 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 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.
- (e) If a mobile home park is developed as a bareland strata subdivision, side yards shall not be less than one decimal two (1.2) metres, unless an appropriate easement is provided to allow proper access for maintenance of the exterior of the building.

Owner's Residence Plot

- 7. 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.

Administrative Buildings

- 8. (a) 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 City and may provide for such other uses as are permitted by the City Zoning By-law.

Garbage Disposal

- 9. (a) The owner of each mobile home park shall be responsible for:
 - (i) the disposal of all garbage in fly-tight metal containers in ample number at convenient locations;
 - (ii) maintaining the said containers so that they shall not become foul smelling, unsightly, or a breeding place for flies;
 - (iii) 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.
 - (iv) 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.
 - (v) disposing of all garbage and refuse.

Fire Protection

- 10. (a) All mobile home areas shall be kept free of litter, rubbish, and other inflammable materials.
- (b) Portable fire extinguishers of a type approved by the City Fire Chief shall be kept in all locations specified by the Fire Chief, and shall be maintained in good operating condition.

- (c) Fire hydrants adequately connected to the City water supply system shall be installed as shown in Appendix 4, attached hereto, 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.
- (d) Fire shall be made only in stoves, incinerators or other equipment designed for such use.

Supervision

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

Enforcement

- 12. (a) 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 By-law.

Permit Fees

- 13. (a) Construction Permits

To include for the site preparation, installation of all roadways and mobile home parks. Drainage sumps, site regrading and storm water retention facilities.

Fees in accordance with the fees as laid down in the "Surrey Building Bylaw, 2012, No. 17850".

- (b) Water & Sewer Permits

To include for all underground piping, catchbasins, clean-outs, shut-offs, etc.

Fees in accordance with the fees as laid down in the "Surrey Plumbing By-law, 1981, No. 6569".

- (c) Plumbing Permits

Fees in accordance with the fees as laid down in the "Surrey Plumbing By-law, 1981, No. 6569".

- (d) Electrical Permits

Fees in accordance with the fees as laid down in the "Surrey Electrical Safety By-law, 2004, No. 15596".

(e) Building, Plumbing, and Electrical 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 By-laws of the City from time to time in force and all workmanship, materials and methods shall conform to said By-law requirements.

(f) All fees are subject to applicable taxes.

Inspections

14. (a) The General Manager, Planning and Development is hereby authorized and directed to make inspections to determine the condition of mobile home parks located within the City, in order that he may perform his duty of safeguarding the health and safety of the occupants thereof and of the general public.
- (b) 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 General Manager, Planning and Development free access to such premises at reasonable times for the purpose of inspection.
- (c) 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 By-law or any lawful order issued pursuant thereto or pursuant to the "Health Act" of British Columbia.

Site and Other Requirements

15. All mobile home parks designed for the accommodation of mobile homes shall be constructed in conformity with the following site and other requirements:
- (a) Where a mobile home park adjoins property which is zoned for residential use the buffer area immediately adjacent to such property shall be screen planted and landscaped.
- (b) All buffer areas shall be landscaped or otherwise beautified to provide an attractive appearance.

MOBILE HOMES

- (c) (i) The minimum site area required for each mobile home space shall be two hundred and twenty-five (225) square metres and a minimum width of twelve (12) metres.
- (ii) Each mobile home space shall front upon a roadway of 6.5m (21 feet). All roadways shall have unobstructed access to a public highway.
- (iii) All such roadways shall be designed and constructed in accordance with the engineering requirements for mobile home parks, Section 16 of this By-law.

- (iv) All roadways shall be well marked and shall be lighted during the hours of darkness in accordance with the engineering requirements, Section 16 of this By-law.
- (v) Each mobile home space shall be surfaced with asphalt or concrete in accordance with the engineering requirements, Section 16 of this By-law.
- (vi) Areas for the parking of motor vehicles shall be provided pursuant to Section 6 (b) of this By-law and all such areas shall be surfaced with asphalt or concrete pavement as per roadway design and construction in accordance with engineering requirements, Section 16 of this By-law.
- (vii) 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.
- (viii) Each mobile home area shall be completed in accordance with the requirements of this By-law prior to occupancy approval granted by the General Manager, Planning and Development.

16. Engineering Requirements
For the Construction of Mobile Home Sites

(a) Road Construction

- (i) 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 By-law.
- (ii) Minimum roadway widths for two-lane traffic shall be 6.5 metres (21 feet).

(b) 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 concrete curbs on either side of the road in accordance with Appendix 2 attached to this By-law. Roads that are concave in cross-section may be provided with curbing if required.

(c) 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 City 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 By-law.

(d) Water Supply System

- (i) All mobile home parks shall be connected to the City water supply system.

- (ii) Water main servicing fire hydrants within a mobile home park shall be a minimum size of 150mm. The required "fire flow" shall be 90 litres/second.
 - (iii) The design flow for water main shall be based on either:
 - a) peak hour demand; or
 - b) peak day demand plus fire flow whichever is the greater.
 - (iv) The internal water supply system for all mobile home parks shall be designed and installed in accordance with the requirements of the Plumbing By-law of the City of Surrey.
 - (v) Potable water shall be distributed to:
 - a) each service building; and
 - b) each space that is designated for a mobile home.
 - (vi) Water shall not be distributed to any terminal from which the water would not be intercepted by an approved plumbing fixture, not to any space that is not provided with an approved mobile home drain terminal connected to a sewer as required by Section 10 (b) of this By-law.
 - (vii) Each water distribution branch line serving a space designated for the use of a mobile home shall have a minimum diameter of one point eight seven five (1.875) centimetres.
 - (viii) An approved back-flow preventer shall be installed on each water distribution branch line serving each space designated for the use of a mobile home. Such a back-flow preventer shall be near the outlet valve and shall be adequately protected from frost and shall be at least thirty (30) centimetres above the surrounding grade.
- (e) Sanitary Sewer Systems
- (i) All sanitary sewer systems within mobile home parks shall connect to the City sanitary sewer system.
 - (ii) 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 Plumbing By-law of the City.
 - (iii) In each space designated for the use of a mobile home, a sewer lateral shall terminate above the surrounding grade.
 - (iv) All outdoor vents shall be in accordance with the Plumbing By-law of the City.
 - (v) A clean-out shall be installed wherever a sewer line changes direction more than forty-five (45) degrees. Positions of clean-outs shall be clearly marked. All

clean-outs shall terminate at a protected location either below access covers or in a concrete pad. Clean-outs shall be of material as specified in the Plumbing. A clean-out 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 clean-out point.

- (vi) 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.
- (vii) All standpipes that are provided because of any requirements of this By-law or other regulation governing mobile home parks shall discharge into a sink or receptor discharging into a sewer line.

(f) Storm Sewer Systems

- (i) All storm sewer systems within a mobile home park shall be connected to the City storm sewer system or other approved method of discharge.
- (ii) Storm sewer systems shall be designed in accordance with the requirements of the Design Criteria manual as laid down by the Engineering Department of the City of Surrey as amended from time-to-time and the terms and conditions of which are incorporated herein and form part of this by-law.
- (iii) Storm sewer systems shall be installed in accordance with the requirements of the Plumbing By-law of the City of Surrey.
- (iv) Each mobile home space within a mobile home park shall have located at the low point of the mobile home space, a 600mm (24 inch) diameter sump to facilitate storm water discharge from the mobile home unit. Such sump shall be connected to the internal storm sewer system with a 100mm (4 inch) diameter pipe.

(g) Storm Water Retention Areas

- (i) In areas of the City of Surrey where storm water retention facilities are required to be installed, such facility shall be designed and installed to the requirements of the Design Criteria manual as laid down by the Engineering Department of the City of Surrey.

(h) Mobile Home Pads

- (i) Mobile home pads shall have a minimum thickness of asphalt or concrete of 76mm (3 inch) underlain by 200mm (12 inch) crushed gravel compacted to 95% modified protor density.
- (ii) All mobile home pads shall be sloped a minimum of 1.5%.

(i) Site Drainage

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 3.0%. Lawn basins shall

be installed in sufficient quantity to prevent excessive volume of discharge of surface water on unpaved areas.

Swales shall be installed between all mobile home pads or sites to prevent passage of storm water from one site to the adjacent site.

(j) Electrical

An approved electrical service shall be provided for each mobile home space. This installation shall comply with all provisions of the Electrical By-laws of the City of Surrey.

All such electrical services shall be weatherproof.

All on-site wiring shall be underground. Area and roadway lighting shall have illumination levels of 4-lux with a uniformity ratio of six (6): One (1) average to minimum.

17. Special Requirements for Strata Titled Mobile Home Parks

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

Registration of Mobile Homes

18. Registration of mobile homes shall conform to the provisions of the MOBILE HOME ACT.

PART II - TOURIST TRAILER PARKS AND CAMP-SITES

General Provisions

19. (a) No person shall:
- (i) Locate, establish, construct or alter a tourist trailer park and/or a camp-site, or
 - (ii) Cause or allow a trailer or tent to be parked or to remain in a tourist trailer park and/or a camp-site in contravention of this By-law.
- (b) No person shall establish, construct or alter a tourist trailer park and/or a camp-site until a permit authorizing such work has been issued to him by the General Manager, Planning and Development.
- (c) No person shall establish, construct, alter or subdivide a tourist trailer park and/or a camp-site unless full City services (water, sanitary and storm sewer) are available or are to be made available to the parcel of land on which the facility in or is to be established, constructed, altered or subdivided.
- (d) No trailer or tent shall be located elsewhere in a tourist trailer park and/or a camp-site than within a designated space.

- (e) 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 camp-site pursuant to this By-law.

Applications for Permits

- 20. (a) All applications for permits for the establishment, construction or alteration of a camp-site and/or tourist trailer park shall be made in writing to the General Manager, Planning and Development and shall be accompanied by a general layout showing facilities to be provided in relation to adjoining developments and detailed plans showing:
 - (i) the area and dimensions of the site;
 - (ii) the number, location, and dimensions of all trailer and tent spaces;
 - (iii) the location of service buildings, any sewage-disposal station, or any other proposed structures;
 - (iv) the location and width of roads and walks;
 - (v) the location of water and sewage-disposal systems;
 - (vi) the location of storm drains and catch basins.
- (b) No person shall establish, construct, alter, or maintain a tourist trailer park or camp-site unless:
 - (i) the plumbing, building and electrical installations in the tourist trailer park or camp-site shall comply in all respects with the requirements of the respective By-laws of the City. All public areas, administrative, and service buildings in a tourist trailer park or camp-site shall be adequately lighted. All on-site electrical wiring shall be underground, and area and parking lighting shall be of the decorative type.
 - (ii) the tourist trailer park and/or a camp-site complies with all regulations made pursuant to the FIRE SERVICES ACT;
 - (iii) the tourist trailer park and/or a camp-site complies with all the regulations made pursuant to the FOREST ACT relating to fire, fire protection, and other matters;
 - (iv) the camp-site is located on a site that is well drained and not in an environment prejudicial to health.

Permit Fees

- 21. The permit fees for each tourist trailer park and/or camp-site shall be in accordance with Section 13 of the by-law but for "mobile home space" read camping or trailer space.

General Layout

22. (a) Each space for a trailer or tent shall:
- (i) accommodate only one trailer or one tent.
 - (ii) be readily accessible from a roadway.
 - (iii) be no closer to a roadway than three (3) metres.
 - (iv) have a minimum area of eighty-five (85) square metres and a minimum width of six (6) metres.
 - (v) be clearly identified by a numbered sign or similar designation.
 - (vi) have one space provided for parallel parking in the area allotted for the three (3) metres setback from the roadway.
 - (vii) be no closer than seven point six (7.6) metres to any boundary of the camp-site, except that, in exceptional circumstances with the approval of the General Manager, Planning and Development, the trailer 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.
 - (viii) be provided with an adequate electrical outlet where the space is designated for use by independent trailers.
- (b) A minimum of 7.5% of the tourist trailer park or camp-site 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.
- (c) In any camp-site or tourist trailer park development the maximum density of trailers shall not exceed fifty (50) units to the hectare.

Engineering Requirements For The Construction of Tourist Trailer Parks and Camp-Sites

23. (a) Engineering requirements for the construction of tourist trailer parks and/or camp-sites shall conform to the requirements of Section 16 of this by-law. Alternatives to these requirements will be considered if deemed adequate by the General Manager, Planning and Development.

In addition to the foregoing, the following requirements shall also apply.

(b) Water Supply

- (i) Water supply shall be in accordance with Section 4 of this by-law.
- (ii) A trailer space shall be equipped with water service connections and shall be so constructed that they will not be damaged by the parking of the trailer.
- (iii) Water connections shall be protected against contamination during connection and disconnection of water or sewer connecting pipes and hoses.

(c) Sewage Disposal

- (i) The owner of a tourist trailer park or camp-site shall provide for the disposal of all waste water and of all sewage generated within the camp-site by causing all sewage and waste water to be discharged into a public sewer.
- (ii) each camping space intended for use by a trailer 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.
- (iii) The owner of a camp-site shall prohibit the discharge of sewage or liquid wastes onto the ground by any user of his camp-site.

Service Buildings

24. (a) Within a tourist trailer park or camp-site the owner shall provide an adequately lighted service building or service buildings, of permanent construction in which:

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

Number of Camping Spaces (*1)	Toilets		Urinals	Washbasins		Showers		Other (*2) Fixtures
	Men	Women	Men	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) 1 slop sink
46 - 60	2	3	2	3	3	2	2) (*3)
61 - 80	3	4	2	4	3	2	2)
81 - 100	3	4	2	4	4	3	3)

For camp-sites 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 dependent trailers only.

(*2) Additional fixtures including laundry tubs and clothes washing machines on the basis of one laundry unit for every thirty (30) camping spaces.

(*3) A conveniently located slop sink(s) for disposal of liquid wastes.

- (ii) All water closets and urinals shall be the flush type.
- (iii) 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.
- (iv) A tight partition from floor to ceiling shall separate those facilities designated for males and females within the same building.
- (v) All rooms shall be well ventilated with all openings effectively screened.
- (b) Service buildings shall be located at least four point five (4.5) metres and not more than one hundred and fifty (150) metres from any camping space, except that an independent trailer space may be located more than one hundred and fifty (150) metres from a service building.
- (c) Each service building shall comply with the building, plumbing and electrical regulation By-laws of the City, except that:
 - (i) 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.
 - (ii) Along all walls a fifteen (15) centimetre high base of water proof masonry or masonry composition shall be constructed which shall have rounded corners and shall be coved into the floor.
- (d)
 - (i) 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.
 - (ii) A laundry unit shall consist of not less than one laundry tub and one clothes washing machine in working order.
 - (iii) If the General Manager, Planning and Development is satisfied that there are laundrette facilities available to the public within a reasonable distance from a camp-site, he may preclude the requirements under Section 26 (4) (a) and (b).
- (e) Where a lot contains both a mobile home park and a tourist trailer park or camp-site, 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.
- (f) Every trailer park or camp-site 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 City and may provide for such uses as are permitted by the City Zoning By-law.

Garbage Disposal

25. (a) The owner of a tourist trailer park or camp-site shall:
- (i) provide at each camping space a container that is durable, fly-tight, water-tight, and rodent proof for the disposal of all garbage.
 - (ii) maintain the containers so that they shall not become foul smelling, unsightly, or a breeding place for flies;
 - (iii) be responsible for ensuring that no person shall dispose of garbage, waste, or refuse except in accordance with the arrangements made for the camp-site;
 - (iv) 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 City, he shall arrange with the City for garbage and refuse collection.

Trailer Sewage Disposal Station

26. (1) Where any tourist trailer park or camp-site contains spaces for use by trailers, excluding spaces for tents and tent trailers, the owner shall, except where one-third (1/3) of the spaces are provided with sewer connections in accordance with Section 25(3) provide a sewage disposal station.
- (a) located in an area apart from any roadway and out of which a trailer may be easily and conveniently moved; and
 - (b) for the purpose of receiving the contents of trailer sewage-storage tanks;
 - (c) approved by the Medical Health Officer
- (2) Trailer sewage-disposal stations shall be constructed in accordance with the design shown in Appendix A to this By-law. Variations of this design, which indicate minimum requirements, may be acceptable.

Supervision

27. (a) The owner of every tourist trailer park or camp-site shall maintain all equipment in or on the camp-site in a clean, safe, and sanitary condition.
- (b) The owner shall not register or accommodate more parties of campers than there are camping spaces.
 - (c) The owner shall take adequate steps to exterminate vermin and keep the camp-site free therefrom.
 - (d) Every tourist trailer park or camp-site shall be kept free of inflammable debris and rubbish at all times.
 - (e) Fires shall be made only in stoves, incinerators, outdoor barbecues, or other equipment or structures designed for that purpose.

- (f) 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 or camp-site.
- (g) 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 camp-site to the public until such conditions have been remedied, and any person who continues to operate a camp-site after such closing order by the Medical Health Officer while such conditions exist shall be guilty of an infraction of this By-law.

PART III - PLACEMENT OF MOBILE HOMES AND TRAILERS

Special Provisions for Placement of Mobile Homes

28. (a) No mobile home or trailer shall be occupied as an office, dwelling or sleeping place anywhere within the City 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 City and occupied as a dwelling or sleeping place provided:
- a) A permit has been issued by the General Manager, Planning and Development;
 - 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 agricultural 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) All mobile home permits issued prior to 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 City shall be filed with the General Manager, Planning and Development by the registered owner of the record lot, and shall be supported by all relevant information necessary to satisfy the General Manager, Planning and Development that the requirements of this section are being met.
- (iii) Once the General Manager, Planning and Development 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 General Manager, Planning and Development 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 four hundred and ten dollars (\$410.00), plus applicable taxes for the first twelve (12) month period. A

renewal permit fee shall be seventy-two dollars (\$72.00), plus applicable taxes for each subsequent twelve month period.

- (c) Notwithstanding the provisions of Sub-section 28 (a), the General Manager, Planning and Development 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 and thirty-eight (\$138.00) 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 seventy-two dollars (\$72.00), plus applicable taxes.
- (d) (i) Notwithstanding the provisions of Sub-section 28 (a), the General Manager, Planning and Development 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 City;
 - b) the mobile home is placed on a foundation of masonry or concrete;
 - c) the mobile home is connected to a City water and a City sanitary sewer system installed in accordance with all applicable by-laws in force in the City.
- (ii) The permit fee payable under this section shall be computed in accordance with the fees as laid down in the "Surrey Building Bylaw, 2012, No. 17850".
- (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 General Manager, Planning and Development 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 City 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.

PART IV - PENALTY

Penalty for Infractions

29. Any person who violates any of the provisions of this By-law or who suffers or permits any act or thing to be done in contravention of this By-law or who neglects to do or refrains from doing any act or thing required by this By-law shall be guilty of an offence under this By-law and shall be liable on summary conviction to a penalty of not less than Twenty-five (\$25.00) dollars and not exceeding Two Thousand Dollars (\$2000.00) dollars together with the costs of conviction.

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 a penalty of not less than Fifty (\$50.00) dollars per day and not exceeding Two Thousand Dollars (\$2000.00) dollars per day.

Repeal of By-law

30. "Surrey Mobile Homes and Trailer Regulation and Control By-law, 1973, No. 4140",

"Surrey Mobile Homes and Trailer Regulation and Control By-law, 1973, No. 4140",
Amendment By-law, 1974, No. 4412",

"Surrey Mobile Homes and Trailer Regulation and Control By-law, 1973, No. 4140",
Amendment By-law, 1975, No. 4452",

"Surrey Mobile Homes and Trailer Regulation and Control By-law, 1973, No. 4140",
Amendment By-law, 1978, No. 5635",

"Surrey Mobile Homes and Trailer Regulation and Control By-law, 1980, No. 6142,
Amendment By-law, 1982, No. 7045" is hereby repealed.

"Surrey Mobile Homes and Trailer Regulation and Control By-law, 1980, No. 6142, Amendment By-law, 1983, No. 7566" is hereby repealed.

"Surrey Mobile Homes and Trailer Regulation and Control By-law, 1980, No. 6142, Amendment By-law, 1983, No. 7566, Amendment By-law, 1983, No. 7612" is hereby repealed.

"Surrey Mobile Homes and Trailer Regulation and Control By-law, 1980, No. 6142, Amendment By-law, 1983, No. 7772" is hereby repealed.

READ A FIRST AND SECOND TIME on the 10 day of March, 1980.

PASSED by the Council on the 6 day of October, 1980.

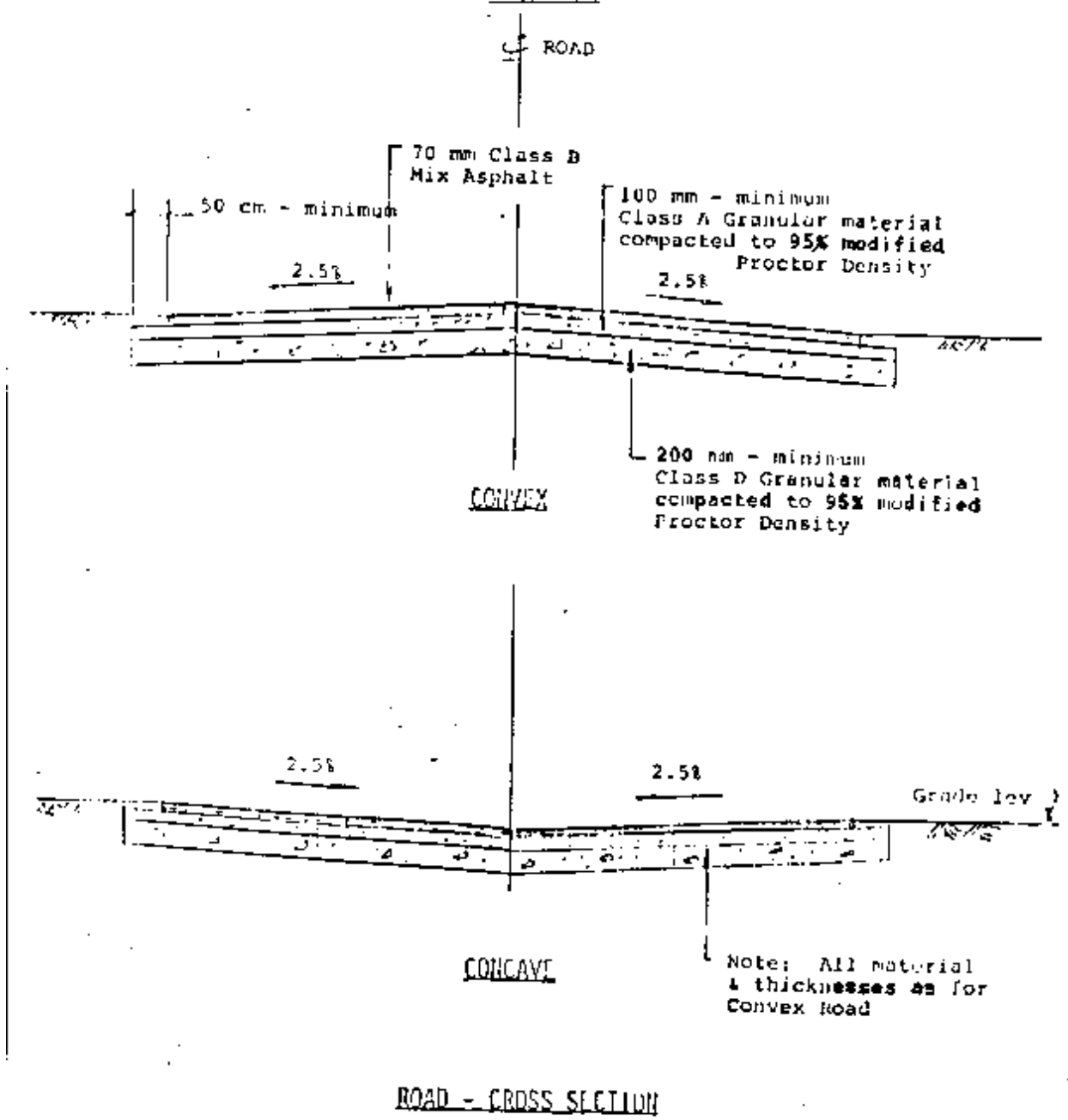
APPROVED by the Deputy Minister of Health on the 17 day of October, 1980.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk and sealed with the Corporate Seal on the 27 day of October, 1980.

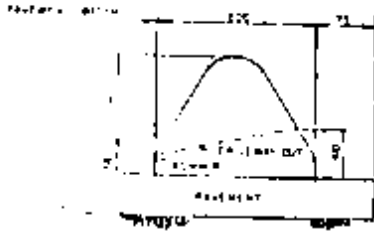
"D. A. ROSS" MAYOR

"R. N. CHESTER" CLERK

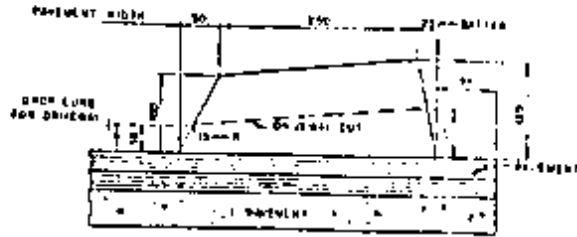
APPENDIX 1



APPENDIX 2



TYPE 1



TYPE 2



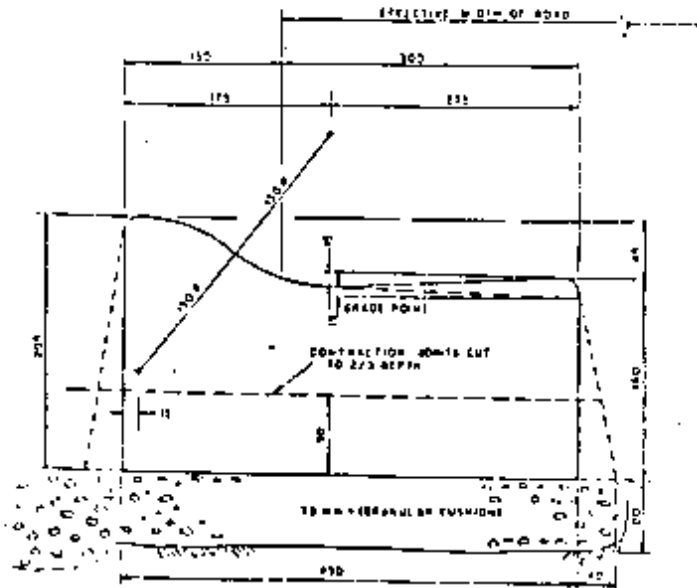
TYPE 3



TYPE 4

Note: All dimensions are shown in millimetres unless otherwise indicated.

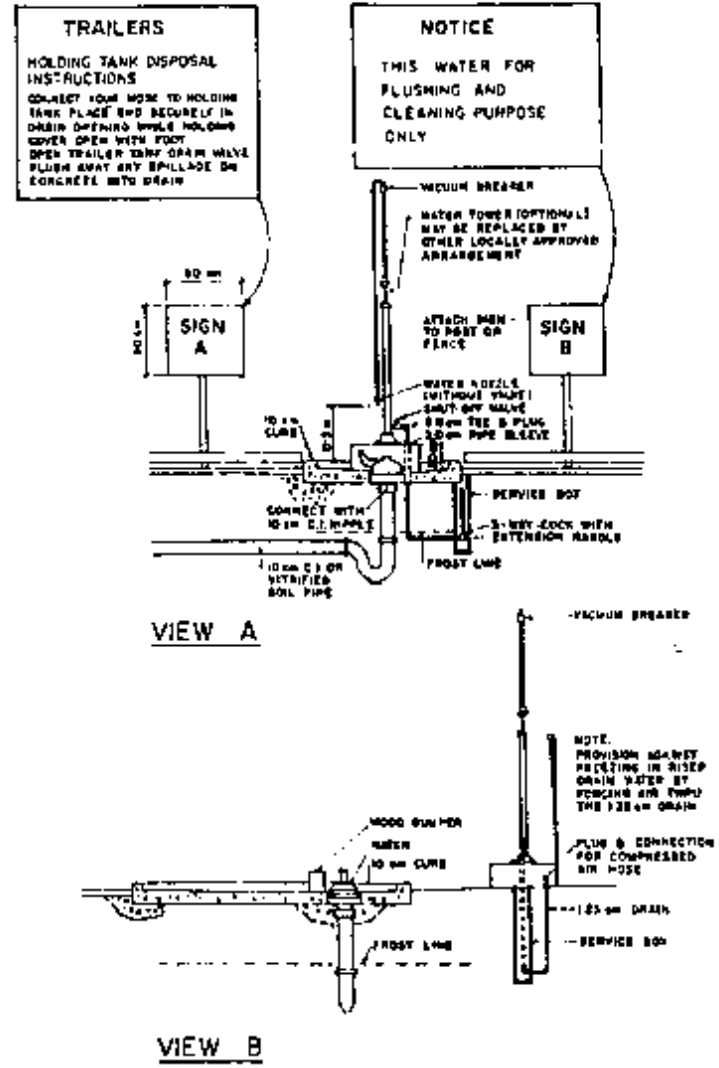
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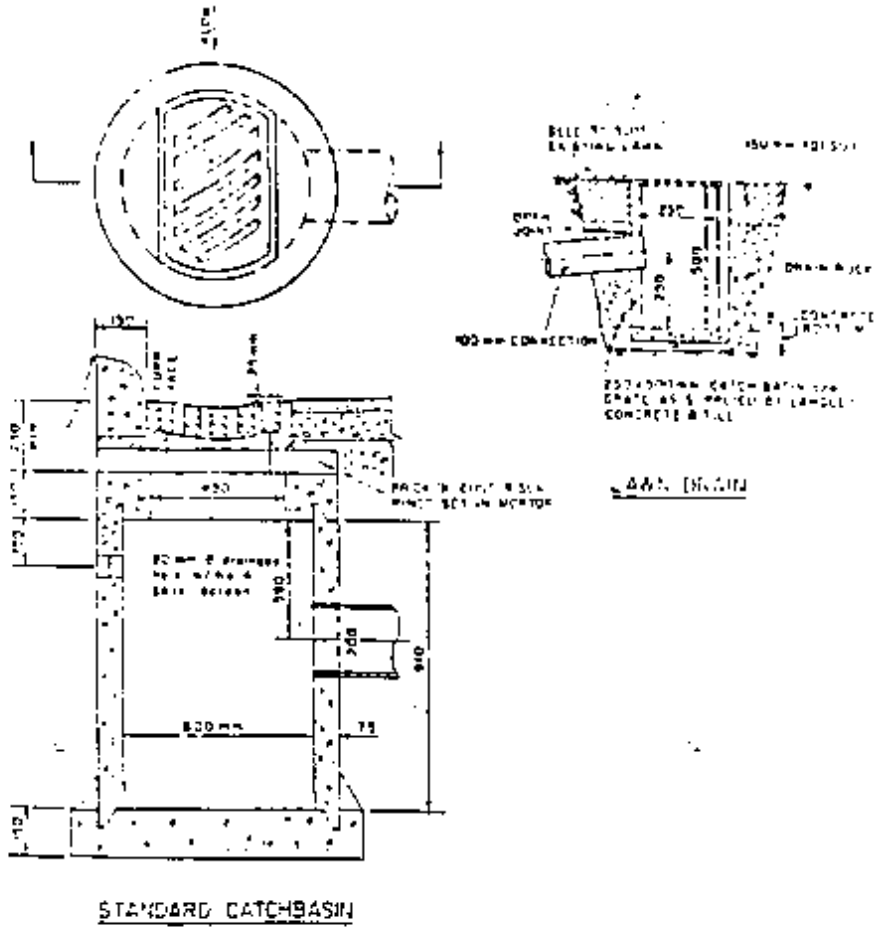
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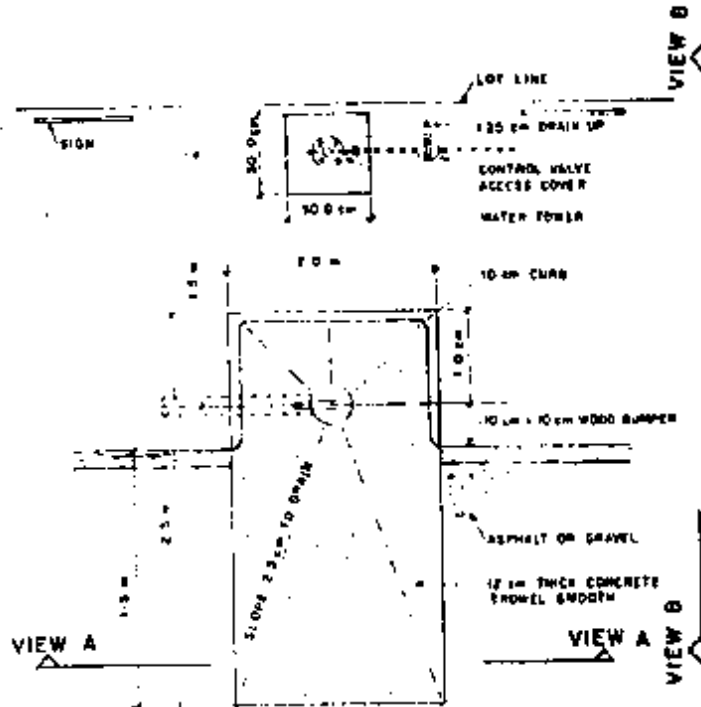
APPENDIX "A"

Trailer Sewage Disposal System



APPENDIX 3





PLAN

