
PART 9 - PLANNING
Division 13 - Manufactured Home Park Regulations

Subdivision 1 - General

9.13.1. Administration

1. The Building Inspector or such other person appointed by the Council shall administer the regulations in this Division.
2. Persons appointed under 9.13.1.1. may enter any manufactured home park at any reasonable time for the purpose of administering or enforcing the regulations in this Division.
3. Subject to all other provisions, manufactured home Parks shall conform to the regulations of this Division.

Prohibitions

4. No person shall:
 - a. establish, alter, subdivide or operate a manufactured home park; or
 - b. allow a manufactured home park to be located or to remain in a manufactured home park;in contravention of this bylaw.

Exclusion

5. Subject to 9.13.1.6., the provisions of this Division do not apply to a manufactured home park or any part of a manufactured home park existing prior to coming into force of the bylaw.
6. Any expansion and upgrading of a manufactured home park shall meet Bylaw provisions.
7. Manufactured home parks shall, except as provided in this Code, be subject to all the provisions including any amendments from time to time, under the Health Act of the Province of British Columbia.
8. Notwithstanding 9.13.1.7., the following provisions of the "Manufactured Home Parks Regulations, 1967" shall not apply:
 - a. Section 6.03 or Division (6);
 - b. Division (7).

Subdivision 2 - Development and Occupancy

9.13.2. Occupancy

1. No manufactured home shall be occupied by more than one family.
2. No manufactured home park operator shall permit manufactured homes in a manufactured home park unless holding a valid occupancy permit from the Building Inspector.
3. No manufactured home park shall be occupied by manufactured homes greater in number than the number of manufactured home spaces in the occupancy permit.
4. The manufactured home park owner shall give a copy of Part 9, Division 13 of the Kitimat Municipal Code, to every person renting a manufactured home space in the park and shall also include these provisions in the tenancy agreement.

Accessory Buildings and Structures

5. No accessory building or structure shall obstruct in whole or in part an existing opening in the manufactured home.

Residential Density

6. There shall be no more than 20 manufactured homes per hectare in any manufactured home park.

Open Space

7. Open space for outdoor recreation shall be provided and such open space shall be subject to the following regulations:
 - a. no space in the buffer zone required by 9.13.2.8. shall be considered as open space required by 9.13.2.7.;
 - b. the minimum open space area shall be 280 m² and this shall increase by 50 m² for each manufactured home space above 10;

Subdivision 2 - Development and Occupancy (Continued)

- 9.13.2.
- c. the open space shall be located so that it can conveniently be used by the residents of the park;
 - d. the total open space requirements may be divided into parcels, each of which shall be no less than 280 m² in area;
 - e. no buildings or structures other than those required for recreational needs of the residents of a manufactured home park shall be permitted within the open space required by this Subdivision.

Buffer Zone

8. There shall be a yard space of not less than 7.5 metres on all site boundaries of any manufactured home park other than the boundaries on streets where the yard space shall be no less than 4.5 metres.

Siting of Manufactured homes

9. Each manufactured home shall be so sited that there is a minimum distance of:
- a. 6 metres between any two manufactured homes including their accessory buildings;
 - b. 7.5 metres between any manufactured home including its accessory building(s) and any building other than a manufactured home.

Survey Monuments

10. Each manufactured home park shall have permanently installed reference marks such as concrete survey monuments at distances of not more than 90 metres on both sides of service roads.

Penalties and Enforcement: see Part 1, Division 2.