



Consolidated for Convenience
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MANUFACTURED HOME PARK

Regulations and Rates

Bylaw No. 6091, 1993

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CITY OF PRINCE GEORGE**BYLAW NO. 6091, 1993**

A Bylaw of the City of Prince George to regulate the construction, servicing, operation and expansion of manufactured home parks within the boundaries of the City.

WHEREAS the Municipal Act allows the City of Prince George to regulate manufactured home parks;

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

1. TITLE

This bylaw may be cited as "Prince George Manufactured Home Park Bylaw No. 6091, 1993".

2. APPLICATION

2.1 This bylaw shall be applicable to the geographic area of the City of Prince George and to all land, water, airspace, buildings and structures therein.

2.2 Manufactured home parks are subject to all other relevant bylaws of the City of Prince George, including the Zoning Bylaw. Where any requirement of this bylaw is at variance with a requirement of any other bylaw of the City of Prince George, this bylaw shall prevail.

3. DEFINITIONS

"Accessory Building" means any structure on a manufactured home space detached from the manufactured home or an addition by a minimum of 2.0 m and intended for storage; but not a garage or carport.

"Addition" means only the following structures attached to, or less than 3 m from, a manufactured home: carport, garage, enclosed habitable room(s), porch, unenclosed shelter from the weather, deck.

"Average Space Width" means the mean of the front and rear widths of the manufactured home space as measured

	perpendicularly between the side boundaries of the manufactured home space.
"Building Inspector"	means the Manager of Permits and Licences of the City of Prince George, or a position designated by bylaw or resolution pursuant to Section 1.1 of the Municipal Act; and the Building Inspector's designated representatives.
"Construction"	means build, erect, install, repair, relocate, demolish, remove, excavate and fill.
"Convenience Store"	means a retail outlet providing groceries, sundries and household items primarily for tenants of the manufactured home park.
"Expansion"	means adding manufactured home spaces to an existing manufactured home park through construction.
"Foundation"	means the method of supporting the manufactured home when placing it on a manufactured home space. Foundations typically consist of concrete piers or wood cribbing.
"Landscape Plan"	means a diagram showing the proposed location, number and size of species of plant material; the type of inorganic materials, and the nature of construction of planters and borders that will retain the plant material.
"Manager"	means the owner, or a person authorized by the owner as manager of the manufactured home park.
"Manager's Residence"	means a building or portion of a service building for the accommodation of the manager of the manufactured home park.
"Manufactured Home"	for the purposes of this bylaw means a residential structure constructed in a factory and labeled as conforming to or exceeding CSA Z240 Series standard. The structure consists of a single unit or two units attached side by side (double-wide). It is commonly referred to as a "mobile home" because each unit has a steel sub-frame to permit it to be transported on an undercarriage.

- "Manufactured Home Park"** means a site specifically designed for the serviced installation of two or more manufactured homes on individual manufactured home spaces. The site may be unsubdivided with spaces available for a rental charge, or subdivided under the Condominium Act.
- The park may also contain service facilities for the park's tenants such as water supply, sewage and garbage disposal, recreational vehicle storage and recreational facilities; a manager's residence, office, convenience store; and a designated area for recreational vehicle accommodation pursuant to the Zoning Bylaw.
- "Manufactured Home Park Permit"** means a permit issued by the Building Inspector
allowing the construction or expansion of a manufactured home park in accordance with approved plans.
- "Manufactured Home Space"** means a designated area within a manufactured home park intended for one manufactured home and containing a discernable pad with service connections.
- "Modular Home"** means a form of manufactured housing that is constructed in a factory and labelled as conforming to or exceeding CSA A277-M1981 standard. The structure is comprised of two or more units on a perimeter foundation that are connected together on site. Each unit is not designed to be transportable on its own undercarriage.
- "Occupancy Approval"** means a written statement from the Building Inspector indicating the manufactured home park has been constructed in accordance with the permit plans and manufactured homes can be placed in the park.
- "Office"** means a business facility within the manufactured home park to operate the manufactured home park.
- "Operate"** means manage the functioning of a manufactured home park pursuant to this bylaw including placing manufactured homes in the

park, providing services for the tenants and undertaking the supervision of the manufactured home park.

"Owner" means the registered owner(s) listed on the State of Title of the subject property; or a person authorized in writing as the owner's agent.

"Owner of the Manufactured Home" means the registered owner as recorded in the Manufactured Home Registry of the province.

"Parking Space" means a designated single space for the parking of an operable vehicle.

"Place" means locating a manufactured home on a manufactured home space and connecting it to services pursuant to this bylaw.

"Recreational Area" means facilities for the joint recreational use of tenants such as indoor games room, meeting room, hobby shop, swimming pool, playing fields, and waterfront park.

"Recreational Building" means any building or defined portion of a service building intended for the recreational use of tenants.

"Recreational Vehicle" means a vehicle or portable structure intended as temporary accommodation for travel, vacation or recreational use; or recreational equipment such as boats, snowmobiles, all-terrain vehicles and trailers.

"Service" means constructing the infrastructure needed to provide for the health, safety and convenience of tenants such as roads, walkways, outdoor lighting, recreational facilities, water, sewage disposal, storm water drainage, garbage disposal, electric power, heating gas and communication networks.

"Service Building" means a structure for the joint use of tenants that contains services such as laundry, toilets, bathing facilities, garbage containers, and public utility facilities.

Any multi-purpose building containing a

manager's residence, office, convenience store, and recreation building in any combination shall be considered to be a service building.

"Skirting"	means detachable panels fitted between the ground surface and the base of the manufactured home to enclose the pad.
"Storage"	means locating an unoccupied manufactured home unconnected to services in a manufactured home park.
"Structure"	means a fabrication of any kind whether fixed to, supported by, or sunk into land or water.
"Subject Property"	means the legal parcel(s) comprising the manufactured home park.
"Tenant"	means the person(s) who inhabits a manufactured home in the manufactured home park. The tenant may be the owner of the manufactured home.

4. PROHIBITIONS

4.1 Conformity with Bylaw

No person shall construct, service, operate or expand a manufactured home park contrary to the provisions of this bylaw.

4.2 Requirement for Permit

No person shall construct, service or expand a manufactured home park, or a portion of it, unless a manufactured home park permit for the work has been issued by the Building Inspector.

4.3 False Information

4.3.1 No person shall submit false or misleading information in relation to an application for a manufactured home park permit.

4.3.2 No person shall modify any description, specifications or plans for a manufactured home park that were the basis for the issuance by the Building Inspector of a manufactured home park permit.

4.4 Variance with Plans

No person shall do any construction that is at variance with the description, specifications or plans that were the basis for the issuance of a manufactured home park permit, unless the variation has been reviewed and authorized in writing by the Building Inspector.

4.5 Occupancy

Notwithstanding that a manufactured home park permit has been issued, no person shall cause or allow a manufactured home to be placed in a manufactured home park before issuance of an occupancy approval for all or a portion of the manufactured home park.

4.6 Storage of Manufactured Homes

No person shall cause or allow the storage of unoccupied manufactured homes in a manufactured home park except on a manufactured home space.

5. EXCLUSIONS

5.1 Upgrading

No person shall be required to upgrade any portion of an existing manufactured home park to the standards of this bylaw. However, all upgrading shall be in accordance with or exceed the standards of this bylaw.

6. ADMINISTRATION

6.1 Responsibilities of the Building Inspector

6.1.1 The City's Building Inspector shall administer this bylaw.

6.1.2 The Building Inspector shall keep records of applications, permits and associated documentation in connection with the administration of this bylaw. Such records shall be available for viewing by the owner and tenants of the manufactured home park.

6.2 Right of Entry

6.2.1 The Building Inspector may enter a manufactured home park at any time between 08:00-18:00 h on any day, or at any other time if it is believed an infraction is taking place at that time, to ascertain whether the requirements of this bylaw are being met.

6.2.2 The Building Inspector shall possess identifying credentials and will show the credentials upon request to the owner or tenant of a manufactured home park.

7. APPLICATION

7.1 Owner's Responsibility

It is the responsibility of the owner to make an application to the Building Inspector for a manufactured home park permit, and to obtain the permit before beginning any construction.

7.2 Application Form

An application for a manufactured home park permit shall be made in the form prescribed by the Building Inspector, including written documentation, plans and specifications.

7.3 Information Required

The information required by the application form should include, but is not limited to, the following:

- (a) name and signature of the owner (and certified agent, if appropriate)
- (b) legal description and street address of the subject property
- (c) a current State of Title certificate or Title Search print for the subject property
- (d) two (2) complete sets of legible plans prepared to acceptable professional design standards. The plans shall be drawn to scale with a scale indicator, legend and north-pointer showing:
 - the subject property boundaries and dimensions;
 - any distinct topographic variations;
 - any natural or man-made watercourses;
 - drainage plan;
 - location and dimensions of the buffer area;
 - a landscape plan for the property including the buffer area;
 - a plan showing the water supply, sewage and garbage disposal systems;
 - location, connections and specifications of the water, sewer, electric power and gas lines within the subject property;
 - location and dimensions of manufactured home spaces, manager's residence, service/recreational buildings and recreational facilities;
 - location and width of roads.

7.4 Permit Notification

The Building Inspector shall review the manufactured home park permit application and notify the applicant that the permit is issued, refused or that additional information is required to further consider the application. If a permit is refused, the reason(s) shall be given in writing to the applicant.

8. MANUFACTURED HOME PARK PERMIT

8.1 Form of Permit

The manufactured home park permit shall be in the form prescribed by the Building Inspector.

8.2 Fees

The Building Inspector will determine and collect the fees for the manufactured home park permit pursuant to Schedule "A-8(a)" of the "City of Prince George Comprehensive Fees and Charges Bylaw No. 7557, 2004" before issuing the permit.

8.3 Other Approvals

A manufactured home park permit shall not be issued until approval has been received by the Building Inspector from the authorities responsible for zoning, water supply, sewage disposal, garbage disposal and road access.

8.4 Other Charges and Fees

The Building Inspector shall determine and collect any development cost charges pursuant to the Development Cost Charge Bylaw; and ascertain that required connection fees for water and sewer services and any other City fees have been paid before issuing a manufactured home park permit.

8.5 Expiry

A manufactured home park permit shall expire:

- (a) unless construction approved by the permit is begun within 6 months of the date of issuance; or
- (b) if the work is not completed within 24 months from the date of issuance of the permit.

8.6 Renewal

A manufactured home park permit which has expired before construction begins may be renewed for a period of 6 months from the date of expiry providing a request for renewal is made in writing within 30 days of the expiry date, and a renewal fee is paid in accordance with Schedule "A-8(a)" of the "City of Prince George Comprehensive Fees and Charges Bylaw No. 7557, 2004". A permit may

only be renewed one time.

8.7 Refund

A manufactured home park permit fee may be partially refunded in accordance with Schedule "A-8(a)" of the "City of Prince George Comprehensive Fees and Charges Bylaw No. 7557, 2004" if the applicant submits a written request for a refund within 6 months of the date of issuance, and the work has not commenced.

8.8 Cessation of Construction

The Building Inspector may, in writing, order construction which is in contravention of this bylaw to cease; and may authorize, in writing, the continuance of construction after corrections have been made.

8.9 Building Permit Requirements

A separate building permit application must be made by the owner for the construction of any manager's residence, service or recreational building.

9. MANUFACTURED HOME PARK SITES

9.1 Area

The minimum area of a manufactured home park shall be 1.0 ha. All areas comprising the manufactured home park shall be contiguous.

9.2 Boulevard

The boulevard along any manufactured home park boundary fronting on a highway shall be a continuation of the highest standard of boulevard of any contiguous property on the same side of the highway.

9.3 Recreational Vehicle Accommodation

A manufactured home park may contain an area designated for recreational vehicles (including tents) to provide temporary accommodation for the travelling public pursuant to the Zoning Bylaw. Manufactured homes shall not be permitted in the recreational vehicle area, and recreational vehicles for accommodation shall not be permitted on the manufactured home spaces.

10. MANUFACTURED HOME SPACES

10.1 Demarcation

The corners of each manufactured home space shall be clearly and permanently

marked on the ground.

10.2 Dimensions

10.2.1 The minimum area of a manufactured home space for a single-wide manufactured home with a maximum width of 4.3 m shall be 350 m²; with a minimum average space width of 12.0 m and a minimum front space width of 7.5 m. In instances where the manufactured home space fronts on a cul de sac, minimum front space width shall be 6.0 m.

10.2.2 The minimum area of a manufactured home space for a double-wide manufactured home with a maximum width of 8.6 m shall be 445 m²; with a minimum average space width of 15.0 m and a minimum front space width of 7.5 m.

10.3 Pad

Each manufactured home space shall have a clearly discernable pad that meets or exceeds the standards in CAN3-Z240.10.1-M86, and be provided with service connections.

10.4 Drainage

Each mobile home space shall be properly graded and drained so there is no standing water at any time within the manufactured home space.

11. MANUFACTURED HOME PLACEMENT

11.1 Standards

All manufactured homes placed in a manufactured home park shall have a label affixed to them at the factory certifying that the unit was built to meet or exceed the standards defined by the CSA Z240 Series.

11.2 Setbacks

11.2.1 Manufactured homes and additions shall have minimum side setbacks of 1.5 m from the boundaries of the manufactured home space.

11.2.2 Manufactured homes and additions shall have minimum front and rear setbacks of 3.0 m from the boundaries of the manufactured home space.

11.3 Foundation

The foundation for the manufactured home shall conform to or exceed CAN3-Z240.10.1-M86 standard.

11.4 Inspection

The owner of the manufactured home shall be responsible for arranging for an inspection by the Building Inspector following the placing of a manufactured home on a manufactured home space. The Building Inspector will ensure the location, foundation and service connections to sewer and water are in accordance with this bylaw.

11.5 Fee

A fee for inspecting the placement of a manufactured home shall be paid in accordance with Schedule "A-8(a)" of the "City of Prince George Comprehensive Fees and Charges Bylaw. No. 7557, 2004".

11.6 Numbering

Each manufactured home shall have a number affixed to it that corresponds to the number of the manufactured home space displayed on the entrance sign.

11.7 Skirting

Skirting shall be installed within 60 days of placing a manufactured home on a manufactured home space. The skirt must have a readily-removable access panel with a minimum width of 1.2 m. Materials used for the skirting must be durable and finished to complement the appearance of the manufactured home. Skirting shall meet or exceed CAN3-Z240.10.1-M86 standard.

11.8 Additions

11.8.1 The gross floor area of enclosed additions to manufactured homes shall not exceed 19.0 m².

11.8.2 The owner of the manufactured home shall be responsible for obtaining a building permit for additions. Additions shall be constructed and finished with durable, weather-resistant materials complementary to the style of the manufactured home.

11.9 Accessory Buildings

11.9.1 Only one accessory building shall be permitted on a manufactured home space. Accessory buildings shall have a maximum gross floor area of 10 m² and a maximum height of 3.0 m.

11.9.2 An accessory buildings shall have a minimum front setback from the boundary of the manufactured home space of 3.0 m. Accessory buildings shall have minimum side and rear setbacks of 0.5 m.

11.9.3 Accessory building shall be separated by a minimum of 2.0 m from manufactured homes and additions on the same manufactured home space.

12. BUFFER AREAS

12.1 Dimensions

Immediately inside the boundaries of a manufactured home park shall be a continuous perimeter buffer with a minimum width of 6.0 m.

12.2 Use Prohibitions

The following shall NOT be permitted in a buffer area:

- recreational facilities except for waterfront recreation and pedestrian footpaths;
- garbage disposal;
- sewage disposal except for underground facilities;
- manufactured homes;
- manager's residence;
- service building;
- buildings or structures except overhead utilities and poles, and a sign pursuant to the Sign Bylaw;
- recreational vehicles;
- vehicle parking or storage;
- deposition or removal of soil except as part of an approved landscaping plan;

12.3 Roads

The only roads permitted in a buffer area are access driveways which connect a public road with the internal road system of the manufactured home park. Access driveways shall cross the buffer as directly as is practical.

12.4 Recreational Facilities

Where a portion of a manufactured home park boundary and associated buffer parallels the shoreline of an adjacent body of water, buildings and facilities associated with waterfront recreation may be located within the buffer area providing no such buildings or facilities are within 6.0 m of any other boundary.

12.5 Landscaping

12.5.1 Buffer areas shall have a landscape plan and be suitably landscaped by: retention of existing natural vegetation, including trees with a sampled average minimum spacing of 3 m apart and height of 3 m; and where deficient, by planting sufficient trees of minimum height of 2 m to meet the

standard;

OR

planting at least one row of trees with a minimum height of 2m spaced a maximum of 5 m apart; AND
seeding or sodding the buffer area with grass.

- 12.5.2 All plant materials shall be selected to be hardy and appropriate for the planting location.
- 12.5.3 All required landscaping shall be completed prior to receiving occupancy approval.
- 12.5.4 Notwithstanding Section 12.5.3., the owner may, at his option, provide a security deposit in the form of a performance bond, irrevocable letter of credit or other financial guarantee acceptable to the City in the amount equal to 100% of the value of the required landscaping.

In such case, occupancy approval may be given prior to completion of the landscaping and the required landscaping shall be completed within 8 months of the occupancy approval date. Failure to complete the required landscaping within 8 months will result in the security deposit being forfeited to the City, which may draw upon the deposit to complete the landscaping.

13. RECREATION

13.1 Area for Recreation

A minimum of 5% of the gross area of a manufactured home park shall be allocated for recreational use by the tenants. The recreational area may include indoor and outdoor recreational facilities such as hobby rooms, tot lots, parks, pools and playing fields.

All recreational areas shall be surfaced with grass, asphalt, or other appropriate materials depending upon the intended purpose.

13.2 Indoor Recreation

Indoor recreational facilities shall count as double their gross floor area in determining the recreational area requirement specified in Section 13.1.

13.3 Setback of Recreational Buildings

Recreational buildings shall be located a minimum of 4.5 m from any manufactured home space.

14. MANAGER'S RESIDENCE**14.1 Residence Type**

A conventional, single-family detached house; mobile or modular manufactured home; or a multi-purpose service building may be located in the manufactured home park for accommodation of the manager.

14.2 Access to Manager's Residence

Access to the manager's residence shall not be used as an additional access to connect the internal road system to the public road.

15. SERVICE BUILDINGS**15.1 Setback**

Service buildings shall be located a minimum of 4.5 m from any manufactured home space.

15.2 Recreation

Any portion of a service building that is included in the required recreational area must have a separate entrance and not be connected with the service portion.

15.3 Office

15.3.1 The gross floor area of office use in a service building shall not exceed 40 m².

15.3.2 The office shall have a minimum of three parking spaces designated for customers, located conveniently nearby.

15.4 Convenience Store

15.4.1 The gross retail floor area of any convenience store use in a service building shall not exceed 140 m².

15.4.2 The convenience store shall have a minimum of one parking space designated for customers for each 35 m² of retail floor area, located conveniently nearby.

16. WATER**16.1 Drainage**

All manufactured home parks shall be provided with a storm water drainage system installed according to a design by an appropriate registered professional to contain storm runoff on site, or discharge it to the City storm runoff system.

16.2 Owner's Responsibility

The owner shall provide a supply of potable water and a distribution system to furnish a constant supply of the water to all manufactured homes and service buildings.

16.3 Water System Standard

16.3.1 The water supply system shall be installed according to a design by an appropriate registered professional, and conform to all requirements of the current B.C. Plumbing Code.

16.3.2 The water shall be supplied at a minimum pressure of 206.7 Kpa (30 psi) at all outlets. The water from a private system shall be certified potable by the Medical Health Officer or other approving agency.

16.4 Water Meter

Each manufactured home park connected to a City water system shall have a water meter and a backflow preventer installed.

16.5 Fire Hydrants

No manufactured home shall be located further than 90 m from a fire hydrant as measured along the internal/external road system.

17. SEWAGE DISPOSAL

17.1 Owners' Responsibility

The owner shall be responsible for the disposal of all sewage and waste water by providing a sewer system that discharges into a City or private disposal system.

17.2 Sewage System Standard

The sewage collection and disposal system shall be installed according to a design by an appropriate registered professional, and conform to the current B.C. Plumbing Code. The disposal method of private systems shall be approved by the Medical Health Officer or other approving agency.

18. GARBAGE DISPOSAL

18.1 Owner's Responsibility

The owner shall provide a garbage collection system for the residents of the manufactured home park and arrange for the removal of the garbage from the park to a disposal site approved by the Ministry of Environment or other approving agency.

18.2 Garbage Collection System Standards

18.2.1 Garbage containers for individual manufactured homes shall be made of metal or plastic and have a lid.

18.2.2 Garbage containers larger than 1.0 m³ in volume shall be located a minimum of 6 m from any manufactured home space. The container shall be screened by a sight-obscuring fence which may be open on one side only to be accessible to a disposal truck.

19. INTERNAL ROADS AND PARKING AREAS

19.1 Internal Road System

19.1.1 All manufactured home spaces, service and recreational buildings shall be accessible only by an internal road system.

19.1.2 The owner shall be responsible for the construction, maintenance and snow-clearing of the internal road system.

19.2 Paving

19.2.1 All roads and access driveways shall be paved with a minimum thickness of 50 mm of asphaltic concrete, underlain by 80 mm of crushed gravel, which is underlain by 450 mm of pit run gravel

19.2.2 All required paving shall be completed prior to receiving occupancy approval.

19.2.3 Notwithstanding Section 19.2.2, the owner may, at his option, provide a security deposit in the form of a performance bond, irrevocable letter of credit or other financial guarantee acceptable to the City in the amount equal to 100% of the value of the required paving.

In such case, occupancy approval may be given prior to completion of the paving and the required paving shall be completed within 8 months of the occupancy approval date. Failure to complete the required paving within 8 months will result in the security deposit being forfeited to the City, which may draw upon the deposit to complete the paving.

19.3 Access Driveways

19.3.1 Access driveways connecting the highway with the internal road system shall have a minimum width of 8 m.

19.3.2 Any manufactured home park with more than 25 manufactured home spaces shall have a minimum of two access driveways separated by at least 10 m.

19.4 Road Standards

Internal roads shall have a minimum width of 7 m for two-way and 4 m for one-way roads. There shall be a minimum 3 m wide cleared lane on each side of the minimum width for snow storage and visitor parking. Internal roads intended for fire fighting vehicles shall meet the minimum standards of the current B.C. Building Code.

19.5 Manufactured Home Space Parking

Each manufactured home space shall have a minimum of one designated, on-site, paved or compacted gravel parking space.

19.6 Recreational Vehicle Parking

An area separate from the manufactured home spaces may be provided in the manufactured home park for the parking and storage of recreational vehicles owned by the tenants.

20. SAFETY

20.1 Gas System

20.1.1 If a natural gas distribution system for the manufactured home park is provided, it shall be the owner's responsibility to ensure that it is approved by the provincial Gas Inspector.

20.1.2 It shall be the responsibility of the owner of the manufactured home to ensure that natural gas supply to an individual manufactured home is approved by the provincial Gas Inspector.

20.2 Gas Appliances

It shall be the responsibility of the owner of the manufactured home to ensure that the installation and maintenance of appliances fuelled by flammable liquids or compressed gases, and the transportation, distribution and storage of such fuels for an individual manufactured home shall be approved by the provincial Gas Inspector.

20.3 Electric Power

It shall be the owner's responsibility to ensure that the electrical distribution system is approved by the provincial Electrical Inspector.

20.4 Solid Fuel Appliances

It shall be the responsibility of the owner of the manufactured home to obtain approval by the Building Inspector of the installation of solid fuel burning appliances in manufactured homes.

20.5 Outdoor Fires

Outdoor burning of waste is not permitted. Outdoor burning for recreational purposes shall only be permitted in structures specifically designed for that purpose.

20.6 Outdoor Lighting

Streetlighting shall be installed to adequately illuminate the entrance driveway(s), internal road intersections, cul de sac turning circles, directional changes in the internal road system, service and recreational facilities, pedestrian walkways and other locations where safety may be an issue. Lighting shall be arranged to avoid shining directly at individual manufactured homes and manufactured home spaces.

21. PUBLIC INFORMATION**21.1 Posted Notices**

The owner shall permanently post in an obvious location that is readily accessible to manufactured home park tenants, the following:

- (a) a notice that a set of the plans for the manufactured home park referred to in Section 7.3(d) are readily available from the manager;
- (b) a copy of this Manufactured Home Park Bylaw; and
- (c) a plan showing the numbered location of manufactured home spaces, service buildings, recreational facilities and other facilities available to tenants;
- (d) a policy concerning fences and heights on manufactured home spaces.

21.2 Entrance Sign

At least one entrance to the manufactured home park, a lighted sign showing the internal road layout, numbered location of manufactured home park spaces and location of other facilities shall be displayed to assist rapid response of emergency personnel and to guide visitors.

22. VIOLATIONS**22.1 Offence**

It is unlawful for any person to cause, suffer or permit the construction, servicing, operation or expansion of a manufactured home park in contravention of this bylaw.

22.2 Obstruction

It is unlawful for any person to prevent or obstruct the Building Inspector from administering this bylaw.

23. PENALTIES**23.1 Fine**

Any person who commits an offence pursuant to Part 22 of this bylaw is liable on summary conviction to a penalty not exceeding five thousand dollars (\$5000.00) per day, and also the cost of the prosecution.

23.2 Daily Violation

Each day during which an offence takes place shall be deemed to constitute a new and separate offence.

24. SEVERABILITY**24.1 Invalid Wording**

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

25. REPEAL

"Prince George Mobile Home Parks Bylaw No. 2983, 1977" AND Amendments thereto are hereby repealed".

READ A FIRST TIME THIS THE **20th** DAY OF **DECEMBER**, 1993.

READ A SECOND TIME THIS THE **20th** DAY OF **DECEMBER**, 1993.

READ A THIRD TIME THIS THE **20TH** DAY OF **DECEMBER**, 1993.

All three readings passed by a **unanimous** decision of Members of City Council present and eligible to vote.

RECONSIDERED, FINALLY PASSED AND ADOPTED THIS THE **10th** DAY
OF **JANUARY**, 1994, BY A **unanimous** DECISION OF ALL MEMBERS
OF CITY COUNCIL PRESENT AND ELIGIBLE TO VOTE.

_____**JOHN BACKHOUSE**
MAYOR

_____**JENNIFER FORREST**
CLERK

SCHEDULE "A" to Bylaw No. 6091, 1993

[For fees and charges please refer to section "A-8\(a\)" of the "City of Prince George Fees and Charges Bylaw No. 7557, 2004".](#)