

VILLAGE OF CHASE

BYLAW NO. 457

A Bylaw to amend the Village of Chase Mobile Home Parks Bylaw #162.

WHEREAS: the Council of the Village of Chase has adopted the Village of Chase Mobile Home Parks Bylaw No. 162, 1978;

AND WHEREAS: Bylaw #162 was amended by Bylaw #323, #398, and Bylaw #423;

AND WHEREAS: the Village of Chase has adopted the Village of Chase Zoning Bylaw and amendments thereto that incorporate the Bylaw #450; specifically therein within the R-4 Zoning showing compliance with #162

AND WHEREAS: the Council of the Village of Chase wishes to amend the Mobile Home Parks Bylaw;

NOW THEREFORE: the Council of the Village of Chase, in open meeting assembled hereby amends the Mobile Home Park Bylaw #162, and consolidates #323, #398, and #423 and enacts as follows.

1) That Section "4.02 Permitted Uses": be added to as follows:
"(g) Accessory Buildings."

2) That Section "4.04 Site Area" stating "the minimum site area for the Mobile Home Park shall be 5 acres" is deleted.

3) That Section "4.07 (1)(2)" "Site Coverage" be deleted and the following substituted there to:-

"Site Coverage"

"4.07" The mobile home and additions to it, exclusive of a carport shall not exceed the square footage of the mobile home or shall not cover more than 35% of the mobile home space upon which it is situated.

4) That Section "4.09(1)" "Set Backs" be deleted and the following be substituted there to:-

"(1) No mobile home or addition there to shall be located within 20 feet of another mobile home or addition."

5) That Section "4.13" Permissible additions be deleted and the following substituted there to:-

"Permissible Additions"

4.13 (1) No additions to mobile homes are permitted, except

(a) carports;

(b) shelters against sun or rain (ramadas);

(c) vestibules of a maximum size of 40 square feet;

(d) rooms added to a mobile home; provided that any such added room shall have an exit or access to exit through the mobile home; provided in all cases that the means of egress from the mobile home or additional room is not restricted or diminished by any part of the addition".

(e) "accessory buildings"

(2) All attached or accessory structures such as porches, sun rooms, additions and storage facilities shall be factory prefabricated units or of an equivalent quality and shall be painted or pre-finished so that the design and construction shall complement the main structure.

(3) All attached or accessory structures shall require a building permit and shall comply with the requirements of the B.C. Building Code.

(4) The height of the above permitted additions shall be no higher than the mobile home or 5 meters, which ever is the lessor.

6) That Section "6.02(3)" be repealed and the following substituted there to:-

"(3)(a) All roads in the mobile home park shall be paved, well drained and maintained, including snow and ice removal.

(3)(b) In the event the snow and ice is not removed, the Village Public Works may carry out this work and the cost shall be billed to the owner of the mobile home park. A notice of this intent shall be mailed to each mobile home park owner on or before the 31st. day of October in each year."

7) This Bylaw may be cited as "Village of Chase Mobile Home Park Amendment Bylaw No. 457, 1992.

8) That upon Registration of this Bylaw, Bylaws numbered 323, 398, and 423 are hereby repealed.

READ A FIRST TIME THIS 23rd.day of July 1992.

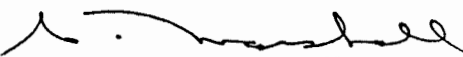
READ A SECOND TIME THIS 23rd. day of July 1992.

A PUBLIC HEARING was held on the 27th. day of August 1992.

READ A THIRD TIME THIS 27th.day of August 1992.

Approved by the Ministry of Transportation and Highways on the 11 day of November, 1992.

RECONSIDERED AND FINALLY ADOPTED THIS 10th.day of September 1992.

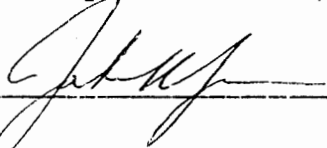


Mayor

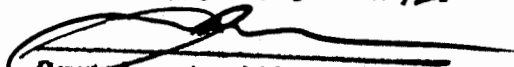


Clerk

Certified a true copy of Bylaw No. 457
"Village of Chase Mobile Home Park
amendment Bylaw No. 457,1992.



Clerk
457.BYL

*A true copy of By-Law No. 457
registered in the office of the Inspector
of Municipalities this 25th day of
November 1992.*

Deputy Inspector of Municipalities