

THE CORPORATION OF THE CITY OF PORT COQUITLAM

BYLAW NO. 552

CONSOLIDATED FOR CONVENIENCE ONLY

A Bylaw to regulate the location and the sanitary maintenance of trailers and house-cars used as living or sleeping quarters within the City of Port Coquitlam.

WHEREAS it is deemed expedient to regulate and control the location, use and occupancy of trailers within the City;

NOW THEREFORE the Council of the Corporation of the City of Port Coquitlam in open meeting assembled, enacts as follows:

TITLE

1. This Bylaw may be known and cited for all purposes as "City of Port Coquitlam Trailer Regulations and Control Bylaw, 1958".

INTERPRETATION

2. In this Bylaw, unless the context otherwise requires, expressions shall have the meanings hereinafter assigned to them:

"Building Inspector or Inspectors" means the Building Inspector of the City of Port Coquitlam duly appointed by the City Council, or any other person duly authorized to act in that capacity.

"Council" means the Mayor and Council of the City of Port Coquitlam.

"Lot" means any parcel, block or other area in which land is held or into which land is subdivided.

"Lot Line" means the line of demarcation between adjoining lots or parcels as shown upon registered plans.

"City" means the City of Port Coquitlam.

"Owner" shall mean an owner as defined in the "Municipal Act" i.e.: "Owner" in respect of any real property within a municipality means, except as hereinafter provided, the registered owner, and in the event of there being registered a life estate in such land includes the tenant for life. In the event that there is registered in the Land Registry Office an agreement to sell such land by the terms of which the purchaser has agreed to pay the taxes thereon, "owner" means the person last registered as the holder of any such agreement.

"Plumbing Inspector" shall mean the duly appointed Plumbing Inspector of the City, or any other person duly authorized by the City Council to act in that capacity.

"Medical Health Officer" shall mean the duly appointed Medical Health Officer of the City of Port Coquitlam.

"Sanitary Inspector" shall mean the duly appointed Sanitary Inspector of the City of Port Coquitlam.

"Trailer Court" shall mean any site upon which two or more occupied trailers, or dependent trailers, house-cars or dependent house-cars are located.

"Trailer" shall include any conveyance used or equipped to be used as living or sleeping quarters and which is not self-propelled.

"Dependent" when qualifying "Trailer" or "House-car" shall mean that such trailer or house-car lacks the installation therein either of a water closet or of a bathing unit or both.

"Trailer space" shall mean that area of land set out and duly marked on which a trailer is required to be placed or parked while in a trailer court.

PERMITS

3. (a) The Building Inspector is hereby authorized and empowered to issue permits for the construction of trailer courts, provided that the application for construction and operation of such trailer court is first approved by the City Council.
- (b) No person shall operate a trailer court within the City limits unless he is the holder of a current Trailer Court Licence, issued by the City of Port Coquitlam.
 - (1) It shall be unlawful for any person to place, stand, park or locate any trailer while occupied as living or sleeping quarters anywhere within the City except on a trailer space within the boundaries of a duly licensed trailer court.
- (c) The permit fee for each trailer court shall be as follows:
 - (1) Construction permit: Two Dollars (\$2.00) for each trailer space in the trailer court.
 - (2) Plumbing permit: Two Dollars (\$2.00) for each trailer space in the trailer court.
 - (3) Permits for electrical wiring, service buildings, or buildings and plumbing therein shall be according to the pertinent bylaws of the City and all workmanship, methods and materials shall conform to said pertinent bylaws.

APPLICATION FOR PERMIT

4. Application for a permit to construct a trailer court shall be made to the Building Inspector, who shall forward said application to the City Council for its approval or rejection. The application shall include the following information:
 - (a) A legal description of the property on which the trailer court is to be located, together with its street name and number.

- (b) The name and address of the owner or applicant of such proposed trailer court.
- (c) A detailed site plan of the location and size of unit space of all trailer space to be located on such lot including driveways and accessory building.
- (d) A detailed drawing of the sanitary facilities to be used by the occupants of the trailer court. These facilities shall include toilets, washrooms, laundry rooms, utility rooms, as well as a complete diagram showing the location, size and detail of sewer connections, septic tanks and disposal system.
- (e) A detailed statement of the source and method of distributing water to the trailer court.

REGULATIONS

- 5. Any trailer court designed for the accommodation of trailers shall meet the following requirements:
 - (1) Trailers shall be arranged in rows abutting a driveway of crushed gravel not less than thirty feet (30) in width and having unobstructed access to a public City street:
 - (a) No trailer shall be located closer than five (5) feet to such driveway.
 - (b) All driveways shall be well marked and lighted at night.
 - (c) Driveways shall be treated with a stabilizing compound to keep down dust.
 - (2)
 - (a) The minimum site area of a trailer court shall be not less than three (3) acres.
 - (b) The minimum site area required for each trailer shall be seventeen-hundred and fifty (1,750) square feet, with a minimum width of thirty-two (32) feet.
 - (c) Each trailer space shall be clearly marked by corner markers and lighted at night.
 - (d) Car parking spaces shall be gravelled and treated with a stabilizing compound to keep down dust.
 - (e) A minimum of one hundred (100) square feet per trailer shall be made available in one or more central areas for recreation uses within the trailer court. Such area or areas shall be free of traffic hazards.

- (3) No trailer shall be located within ten (10) feet of any other trailer or within twenty-five (25) feet of any perimeter lot line of the trailer court, or within twenty (20) feet of any building (the latter distance shall be taken to include any lane allowance), and also provided that, when the trailer court area consists of more than one individual lot or parcel, the aforesaid proviso as to perimeter lot lines shall not apply to interior lot lines.
- (4)
 - (a) Every trailer court shall be located on a well drained site, properly graded to ensure rapid drainage and freedom from stagnant water.
 - (b) A trailer court shall include the construction on the site, of a building suitable for use as an administration office.
- (5) A trailer court shall provide service buildings to house toilet, bathing, laundry and other sanitary facilities as required by this Bylaw.
- (6) No water closet, bath, shower, hand basin or sink installed in a trailer shall be used while such trailer is placed, standing, parked or located in a trailer court unless such plumbing fixture is connected to an approved sewer system, and unless such fixture is also connected with the City water supply. Plumbing and water connections shall conform to the requirements of all relevant City bylaws.
- (7) An adequate electrical connection shall be provided for each Trailer space and outlets in the service buildings shall be adequate for ironing purposes. Where, practicable, such electrical connections shall be located underground.
- (8) Sufficient area for sewage disposal shall be provided. The determination of the required area shall be at the discretion of the Medical Health Officer.
 - (a) Individual sanitary sewer connections shall be provided for at least seventy-five (75) per cent of the total trailer spaces and twenty-five (25) per cent may be unsewered to accommodate dependent trailers. Such installation shall be approved by the Plumbing Inspector, but such individual connections shall be in addition to the centrally located facilities as required by this Bylaw.
- (9) Centrally located sanitary facilities, satisfactory to the Plumbing Inspector and Sanitary Inspector of the City shall be provided in all trailer courts and shall be located not more than three hundred (300) feet from any dependent trailer. Toilet facilities for men and women of dependent trailers shall be either in separate buildings at least twenty (20) feet apart, or shall be separated in the same building by a soundproof wall.
 - (a) Toilet facilities for women shall consist of not less than one (1) water flush toilet, one lavatory, and one (1) shower or bathtub for every ten (10) dependent trailer spaces or fraction thereof. Each toilet, shower or bathtub shall be in private compartments.

- (b) Toilet facilities for men shall consist of not less than one (1) water flush toilet, one (1) lavatory, and one (1) shower or bathtub for every ten (10) dependent trailer spaces or fraction thereof. Each toilet, shower or bathtub shall be in private compartments.
 - (c) The service building or buildings housing the toilet and washing facilities shall be a permanent structure complying with all applicable regulations regarding buildings, and plumbing and sanitation systems in the City. They shall be available for use and lighted at all times of the day or night, shall be constructed of such moisture-proof materials, including painted woodwork, which shall permit repeated cleaning and washing and shall be well ventilated, with screened openings. The floors of service buildings shall be of water-impervious material and shall slope to a floor drain connected with a sanitary sewer system. Laundry facilities shall be of a minimum number of one (1) double laundry tub, two washing machines, and two automatic type clothes dryers for each twenty (20) trailer spaces in the trailer court. An adequate supply of hot and cold water shall be provided in the service building and a slop sink shall be provided and connected with a sanitary sewer system.
 - (d) Clothes drying facilities sufficient to accommodate the trailer occupants shall be provided in service buildings. Adjacent to the service building there shall be permitted, if required, outside laundry drying facilities within a space provided with clotheslines and such space shall be enclosed with a lattice work or other shelter to a height extending at least two (2) feet above said clothesline.
 - (e) All service buildings and grounds in the trailer court shall be maintained in a clean, sightly condition and kept free of any condition that will menace the health of any occupants or the public, or constitute a health or other nuisance.
 - (f) Each trailer space shall be provided with an enclosure for storing garbage cans.
- (10) Every trailer space with a sewer connection shall be equipped with a sewer connection three (3) inches or more in diameter, trapped and reaching two (2) inches above the surface of the ground. Such sewer connection shall be protected by a concrete collar three (3) inches deep and extending twelve (12) inches from the connection in all directions.
- (a) Each sewer connection shall be provided with suitable fittings to permit a watertight junction to be made with the trailer outlet.
 - (b) Each connection between the trailer drain and the sewer connection shall be watertight.
 - (c) Each trailer drain shall be of material approved by the City Plumbing or Sanitary Inspector.

- (11) Each trailer court operator shall provide for garbage disposal in a manner satisfactory to the City.
- (12) Adequate storm-water sewers shall be installed where necessary. They shall be separate and apart from any sanitary sewerage system.
- (13) No dogs, cats, or other domestic animals shall be permitted to run at large in a trailer court.
- (14) No additions of any kind shall be built onto, or become a part of any trailer. Skirting is permitted but such skirting shall not create a fire hazard.
- (15) It shall be illegal to allow any Trailer to remain in a trailer court unless a "trailer space" is available for such trailer.

FIRE PROTECTION

- (16) The trailer court shall be subject to all fire rules of the City of Port Coquitlam.
 - (a) Trailer spaces shall be kept free of litter, rubbish, and other flammable materials and junk.
 - (b) A fire extinguisher of an approved type shall be located in each administration building and in each service building.
 - (c) Fires shall be made only in stoves and other equipment intended for such purposes.
 - (d) A standard fire hydrant shall be located within five hundred (500) feet of each trailer.
 - (e) No cylinder containing liquified petroleum gas shall be located in a trailer, nor within five (5) feet of a door thereof.
- (17) It shall be the duty of all trailer court operators to report immediately to the Medical Health Officer all known or suspected cases of communicable disease.
- (18) (a) Every trailer court owner or operator shall maintain a register containing a record of all trailers and occupants of trailers using the trailer court. Such register shall contain the following:
 - (1) The names and permanent addresses of all trailer occupants.
 - (2) The total number of occupants of each trailer registered.
 - (3) The make, model and licence number of each motor vehicle and trailer.
 - (4) The province, state or territory issuing the car or trailer licence.
 - (5) The dates of arrival and departure of each trailer and its occupants.
 - (6) The identification number of the trailer space rented to the person or persons so registered.

Such register is to be made available upon request to any law enforcement officer or inspector of the City of Port Coquitlam.

- (b) Every person when arriving at a trailer court and applying for accommodation therein shall furnish to the operator the registration information necessary to complete his registry in accordance with the preceding paragraph and shall not be provided with accommodation until such information has been furnished.

RIGHT OF ENTRY

- (19) The Medical Health Officer, or Building, or Plumbing, or Sanitary Inspectors, and any Police Officer shall have the power to enter at all reasonable times any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this Bylaw.

APPLICATION AND PENALTY

- (20) Should any section or provision of this Bylaw be declared invalid or deemed repugnant to the provisions of the Tourist Court Regulations Act or any regulation made pursuant thereto such section or provision shall ipso facto be null and void but the remaining portion of this Bylaw shall continue in full force and effect.
- (21) Should any City Bylaw existing at this date permit a lower standard for the promotion and protection of the health and safety of the people, the provisions of this Bylaw shall prevail, and such other bylaw or bylaws are hereby declared to be repealed to the extent that they may be found to conflict with this Bylaw.
- (22) Any person, firm or corporation guilty of any infraction of this Bylaw (and for the purposes hereof every infraction shall be deemed to be continuing, new and separate offence, for each day during which the same shall continue) shall upon conviction of such infraction or infractions before the Police Magistrate or any Justice of the Peace or any Magistrates having jurisdiction within the City of Port Coquitlam on the oath or affirmation of any credible witness forfeit and pay at discretion of the said Police Magistrate, Justice of the Peace or other Magistrate, or Magistrates convicting, a fine or penalty not exceeding the sum of One Hundred Dollars (\$100.00) for each day or part of a day upon which any such infraction shall be continued, together with the costs for each such offence; in default of payment thereof, forthwith it shall be lawful for such Magistrates so convicting as aforesaid, to issue a warrant under his or their hand and seal to levy the said fine or penalty or cost or costs only by distress and sale of the offender's goods and chattels.

Passed by the City Council on the 11th day of March, 1958.

Reconsidered and finally passed and the Corporate Seal attached this 25th day of March, 1958.

"J. Oughton"
Mayor

"R. King"
City Clerk

RECORD OF AMENDMENT

<u>BYLAW NO.</u>	<u>AMENDED SECTION</u>
605	3(b)
