

CONSOLIDATED TO INCLUDE BYLAWS 1001, 1383, 1803

THE CORPORATION OF THE CITY OF GRAND FORKS

BYLAW NO. 1001

**A BYLAW TO REGULATE THE ESTABLISHMENT, EXTENSION, DESIGN
AND SERVICING OF MOBILE HOME PARKS, PURSUANT TO SECTION
714(1) OF THE MUNICIPAL ACT**

=====

The Municipal Council of the City of Grand Forks, in open meeting assembled,
ENACT as follows:

INTERPRETATION AND ADMINISTRATION

Title

1.01 This bylaw may be cited as "**The City of Grand Forks Mobile Home Parks Bylaw No. 1001, 1977**".

Application

1.02 This bylaw shall be applicable to all land contained within the boundaries of the City of Grand Forks.

Definitions

1.03 In this bylaw, unless the context otherwise requires,

"**approval**" means approval in writing;

"**buffer area**" means the buffer area described in Division (5);

"**dependent mobile home**" means a mobile home other than an independent mobile home;

"**floor area**" means an area on any story of a building or mobile home that is occupied or intended for occupancy but does not include exits, or attic, crawl or duct spaces;

"**independent mobile home**" means a mobile home equipped with a water-closet and a bathtub or shower, waste from both of which may be disposed of directly into a sewer;

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"Medical Health Officer" means the Medical Health Officer appointed under the Health Act for the territorial jurisdiction of the area in which a mobile home park is located;

"mobile home" means a structure manufactured as a unit, intended to be occupied in a place other than that of its manufacture and designed for dwelling purposes;

"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 building;

"mobile home park" means any parcel of land on which are located two or more mobile homes;

"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;

"potable water" means water which is approved for drinking purposes by the Medical Health Officer;

"roadway" means an allowance within a mobile home park, 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.

Prohibitions

1.04 No Mobile Home Park shall be established, extended or operate contrary to the provisions of this bylaw.

Administration

1.05 (1) The Building Inspector or such other person appointed by the Council of the City of Grand Forks shall administer this bylaw.

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- (2) Persons appointed under subsection (1) may enter any mobile home park at any reasonable time for the purpose of administering or enforcing this bylaw.

Violation

- 1.06 (1) It shall be unlawful for any person to cause, suffer or permit the establishment, extension or operation of a Mobile Home Park in contravention of this bylaw or otherwise to contravene or fail to comply with this bylaw.
- (2) It shall be unlawful for any person to prevent or obstruct any official appointed under subsection (1) of Section 1.05 from carrying out his duties under this bylaw.

Penalty

- 1.07 (1) Any person who violates any provisions of this bylaw is liable, on summary conviction, to a penalty not exceeding five hundred dollars (\$500.00) and also the cost of the prosecution.
- (2) Each day during which such violation is continued shall be deemed to constitute a new and separate offence.
- (3) Upon conviction, the magistrate may direct that no prosecution under subsection (2) may be made, with respect to the continuance of the violation, for such period of time as he directs.

Severability

- 1.08 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.

GENERAL PROVISIONS

- 2.01 No person shall
- (a) locate, establish, construct, alter, subdivide or operate a mobile home park; or
 - (b) cause or allow a mobile home to be parked or to remain in a mobile home park;
- in contravention of this bylaw.
- 2.02 (1) No person shall establish, construct, alter or subdivide a Mobile Home Park until written approval of plan and specifications is received from the person appointed under Section 1.05(1) to administer this bylaw.
- 2.02 (2) Written approval under subsection (1) shall not be given until a sewage disposal permit has been issued and water supply source/system has been approved by authority having jurisdiction.
- 2.03 No person shall locate a Mobile Home Park except on a well drained site that is above high water line, is at all times free of stagnant pools and is graded for rapid drainage.
- 2.04 Every part of the land included in a Mobile Home Park site shall be contiguous with some one or more other parts of the land.
- 2.05 The plumbing and building in any Mobile Home Park including additions and alterations, shall comply with the bylaws or regulations in force in the territorial jurisdiction in which the Mobile Home Park is situated.
- 2.06 (1) No mobile home shall be located elsewhere in a Mobile Home Park than on a mobile home area.
- (2) No more than one mobile home shall be located in a mobile home space.
- (3) *No mobile home space shall be less than 280 square metres (3,000 sq.ft.) in size, for a single wide mobile home and 370 square metres (4,000 sq.ft.) in size, for a double wide mobile home.*
- 2.07 All mobile homes, while installed in a Mobile Home Park, shall be restrained from moving.

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- 2.08 *Dependant mobile homes shall not be permitted to be used as a place of residence within a Mobile Home Park.*
- 2.09 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 recognized standards, with a vented trap for each fixture.
- 2.10 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 and approved by the Medical Health Officer.
- 2.11 A copy of the plan required in Section 3.01(e) and a copy of this bylaw shall be posted prominently and permanently in a protected place in each Mobile Home Park for the reference of the residents.
- 2.12 In mobile homes located in a Mobile Home Park,
- (a) the installation and maintenance of all oil burners and oil burning equipment and appliances using inflammable liquids as fuel;
 - (b) the storage and disposal of inflammable liquids and oils;
 - (c) the installation, maintenance, carriage and use of compressed gas systems;
- shall be in accordance with the regulations of the Fire Marshall Act.
- Bylaw 1383 2.13 *No mobile home space shall have direct vehicular access onto a public road.*

PLANS AND SPECIFICATIONS

- 3.01 All applications for approval of plans and specifications shall be made in writing and contain
- (a) the name and address of the applicant;
 - (b) the intended use of the land;
 - (c) 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 constructed, altered or extended;

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- (d) where the water to be provided does not come from a public water distribution system
 - (i) a map showing the location of the source of the proposed water supply and the location and extent of the area proposed for sewage disposal, waste water disposal and garbage disposal;
 - (ii) a certificate signed by the Medical Health Officer stating that the water from the source indicated on the map is potable and that the location and extent of the areas proposed for sewage disposal, waste water disposal and garbage disposal, indicated on the map, meet with his approval.
- (e) two complete and legible sets of plans to scale showing
 - (i) the area dimensions and legal description of the parcel of land;
 - (ii) the dimension and location of the buffer;
 - (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 building, the owner's residence 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 treatment plants, water distribution lines and outlets;
 - (vii) the location and details of all connections to the sewer, sewer lines, septic tank(s) and sub-surface disposal field, or other private sewage treatment plants and disposal methods;
 - (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

4.01 Every Mobile Home Park shall have immediately within all its boundaries, a buffer area a minimum of twenty-five (25) feet in depth within which

- (a) no recreation, amenity or service areas, except for waterfront recreation or amenity areas may be located;
- (b) no mobile home area nor an owner's residential plot may be located;
- (c) no building or structure may be erected or placed, except a sign, which may only be placed within twenty-five (25) feet of any highway and a fence and a wall;
- (d) no garbage disposal area and no part of any private sewage disposal system, other than such parts of such system as may be underground, shall be located;
- (e) except where danger is involved, no plant material may be removed nor may any substance of which is composed be deposited or removed, except as a part of a recognizable beautification scheme.
- (f) *a tightboard fence not more than 1.8m (6 ft.) high or a continuous vegetative landscape screen not less than 1.8m (6 ft.) high shall be located entirely around its exterior perimeter.*

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4.02 The only roads permitted in the buffer area are those, which cross it as closed to right angles as practicable and connect directly with the road system contained within the remainder of the Mobile Home Park. No road shall traverse the buffer area and give direct access from any public highway to any mobile home space.

4.03 Where a Mobile Home Park is separated from neighbouring property by a body of water, then notwithstanding section 4.01

- (a) for the purpose of establishing the buffer area, the Mobile Home Park boundary shall be deemed to be the centre line of that body of water; and

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- (b) 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 twenty-five (25) feet of any other boundary.

PLACEMENT OF MOBILE HOMES AND PERMISSIBLE ADDITONS

5.01 Within a mobile home area, no part of any mobile home or any permissible addition shall be

- (a) on land that is not level and kept free from drainage from adjacent land;
- (b) closer than twenty (20) feet to any other mobile home or addition;
- (c) within ten (10) feet of any buffer area;
- (d) within twenty (20) feet of any building;
- (e) allowed to project over the boundary of any mobile home area.

5.02 One level easily accessible car parking space shall be provided near each mobile home. In addition, for every four mobile homes, an additional parking space shall be provided.

5.03 No additions to mobile homes are permitted, except

- (a) skirting, but only if an easily removable access panel of a minimum width of four (4) feet provides access to the area enclosed by the skirting;
- (b) carports;
- (c) *sundecks*;
- (d) *shelter against sun or rain*;
- (e) *enclosed porches of a maximum of 32 square feet*;
- (f) *a structure added to a mobile home provided that any such structure shall not exceed the height of the principle*

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structure and shall have it's own access and exit and shall not be used as an exit or access to or from 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.

- 5.04 All foundations for the support of mobile homes or additions shall be designed and installed in accordance with the National Building Code.

OWNER'S RESIDENTIAL PLOT

- 6.01 An owner's residential plot shall be permitted within a Mobile Home Park if the area of the plot is

- (a) not less than thirty-five hundred (3,500) square feet where the residence is connected to a public sewer or approved sewage disposal system of the Mobile Home Park; or
- (b) where it is not connected with a sewer or the approved sewage disposal system of the Mobile Home Park, not less than thirty-five hundred (3,500) square feet plus the area required for an approved sewage disposal system.

- 6.02 The owner's residential plot shall abut a roadway of a minimum width of twenty-five (25) feet.

SERVICE BUILDINGS

- 7.01 Where there are dependent mobile homes in a Mobile Home Park, the owner shall provide a service building equipped with flush type fixtures and other sanitary facilities as required in this bylaw.

- 7.02 Service buildings shall

- (a) be located at lease fifteen (15) feet and not more than two hundred (200) feet from any dependent mobile home space. The two hundred (200) foot distance shall not apply to an independent mobile home space;
- (b) be of a permanent construction and adequately lighted;
- (c) have walls, floors and partitions that can be easily cleaned and will not be damaged by hosing, wetting or disinfecting;

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- (d) have all rooms well ventilated, with all openings effectively screened;
- (e) provide separate compartments for each bathtub or shower and toilet and a tight partition to separate those facilities designated for males and females.

7.03 Laundry facilities shall be provided in the ratio of one (1) laundry unit for every thirty (30) dependent mobile home spaces and shall be in a separate room of a service building or in a separate building. A laundry unit shall consist of not less than one (1) laundry tub and one (1) clothes washing machine in working order.

7.04 The number of sanitary facilities shall be in accordance with the following table:

| | Toilets | | Urinals | | Washbasins | | Showers | | Other(2) Fixtures |
|---|---------|-------|---------|-----|------------|-----|---------|---|----------------------|
| | Men | Women | Men | Men | Women | Men | Women | | |
| Number of Dependent Mobile Homes | | | | | | | | | |
| 1 – 15 | 1 | 1 | 1 | | | | | | |
| 16 – 30 | 1 | 2 | 1 | 1 | 1 | 1 | 1 | | |
| 31 – 45 | 2 | 2 | 1 | 2 | 2 | 1 | 1 | 1 | |
| 46 – 60 | 2 | 3 | 2 | 3 | 3 | 1 | 1 | 1 | slop |
| 61 – 80 | 3 | 4 | 2 | 3 | 3 | 2 | 2 | 2 | sink(3) |
| 81 – 100 | 3 | 4 | 2 | 4 | 4 | 2 | 2 | 2 | |
| | | | | 4 | 4 | 3 | 3 | | |

For Mobile Home Parks having more than one hundred (100) dependent mobile homes, there shall be provided one (1) additional toilet and washbasin for each sex, for each additional thirty (30) dependent mobile homes; one (1) additional shower for each sex and for each additional forty (40) dependent mobile homes; and one (1) additional men's urinal for each additional one hundred (100) dependent mobile homes.

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- * (2) Additional fixtures including laundry tubs and clothes washing machines on the basis of one (1) laundry unit for every thirty (30) dependent mobile homes.
- * (3) A conveniently located slop sink(s) for disposal of liquid wastes.

WATER SUPPLY

8.01 The owner of a Mobile Home Park shall provide a water supply system to furnish a constant supply of potable water that is under a minimum pressure of twenty (20) pounds per square inch at all outlets. Such a water system shall be designed in accordance with the plumbing regulations or with the bylaws or regulations in force in the territorial jurisdiction, in which the park is situated.

8.02 Potable water shall be distributed to

- (a) each service building;
- (b) each space that is designated for an independent mobile home;
- (c) *hydrants, the number and location of which shall be designed and installed in a manner which is satisfactory to the Fire Chief.*

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8.03 Water shall not be distributed to any terminal from which the water would not be intercepted by an approved sewage fixture, nor to any space that is not provided with an approved mobile home drain terminal connected to a sewer as required in section 9.02.

8.04 Each water distribution branch line serving a space designated for the use of an independent mobile home shall have a minimum diameter of one-half (1/2) inch.

8.05 An approved back flow preventer shall be installed on each water distribution branch line serving each space designated for the use of an independent 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 twelve inches about the surrounding grade.

SEWER SYSTEMS

- 9.01 The owner of a Mobile Home Park shall provide for the disposal of all wastewater and or 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. This sewer system shall be designed, in accordance with the plumbing regulations or with the corresponding bylaws or regulations in force in the territorial jurisdiction, in which the park is situated. The design and installation of a private sewage disposal system shall be subject to the approval of the Medical Health Officer.
- 9.02 In each space designated for the use of an independent mobile home, a sewer lateral shall terminate above the surrounding grade. This terminus shall be a three inch approved gas tight fitting with threaded and quick change adaptor couplers not requiring any special tools or knowledge to make the connection, designed and installed to receive sewage discharge from a mobile home drain that slopes constantly at a minimum of one quarter (1/4) inch per foot from the mobile home. Each terminus fitting shall be protected at grade by a metal casing or shall be encased in a concrete pad measuring not less than four (4) inches in thickness and eighteen (18) inches square.
- 9.03 All outdoor vents shall extend seven (7) feet above the surrounding grade. Outdoor vents shall be securely fastened to a four by four (4 X 4) inch minimum wood preservative treated cedar post securely embedded in the ground or have equivalent support.
- 9.04 A cleanout shall be installed wherever a sewer line changes direction more than forty-five (45) degrees. All outdoor cleanouts shall be approved type brass plugs that shall be accessible; their position shall be indicated on the ground. All parts of any cleanout extension shall be cast iron and terminate at a protected location either below access covers or in a concrete pad. A cleanout 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 installed for use as a cleanout point.
- 9.05 For the purpose of determining pipe sizes, each space designated for the use of an independent mobile home shall be considered as having a hydraulic load of eight (8) fixture units.
- 9.06 All standpipes that are provided because of any requirement of any regulation governing Mobile Home Parks shall discharge into a sink or

receptor discharging into a sewer line (or with the approval of the Medical Health Officer, a waste water soak pit).

SEWAGE DISPOSAL

- 10.01 The owner of a Mobile Home Park shall provide for the disposal of all sewage and waste water from a sewer system by causing the sewer to discharge into a public sewer or into a private disposal system designed in accordance with the plumbing regulations or with the corresponding bylaws or regulations in force in the territorial jurisdiction, in which the park is situated. The design and installation of a private sewage disposal system shall be subject to the approval of the Medical Health Officer.
- 10.02 For the purpose of calculating the size of a collective sewage disposal system, each mobile home shall be considered as producing a flow of one hundred and fifty (150) gallons per day. If the system is a septic tank, the tank shall have in addition, one hundred and fifty (150) gallons sludge storage per mobile home space. No septic tank for such a collective disposal system shall have a capacity of less than eleven hundred (1,100) gallons.
- 10.03 For the purpose of calculating the size of a separate disposal system for each mobile home, each mobile home shall
- (a) if it is dependent, be considered as producing one hundred (100) imperial gallons per day;
 - (b) if it is independent, be considered as producing one hundred and fifty (150) imperial gallons per day.
- 10.04 No septic tank or other disposal plant shall be less than three (3) feet from any mobile home (including a permitted addition) or building.
- 10.05 The minimum distance between a mobile home (including a permissible addition) or building and the weeping tile in any subsurface disposal field shall be ten (10) feet.
- 10.06 No part of the septic tank or subsurface disposal field or other disposal plant shall be located under any road or parking area or footpath.

GARBAGE DISPOSAL

- 11.01 (1) The owner of a Mobile Home Park shall
- (a) provide for the disposal of all garbage, fly-tight metal containers in ample number at convenient locations;
 - (b) maintain the containers so that they shall not become foul-smelling, unsightly or a breeding place for flies;
 - (c) dispose of garbage or refuse.
- (2) If garbage is to be disposed of on the site, the methods and locations shall be approved of by the Medical Health Officer.

Section 12.01 to 12.05 (Supervision and Reporting) renumbered as Sections 16.01 to 16.05

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ROADWAYS

- 12.01 *All roadways shall be a minimum of 11 meters wide with the traveled portion being a minimum of 6 meters wide.*
- 12.02 *The traveled portion shall be hard surfaced with asphaltic concrete, concrete or concrete paving stones.*
- 12.03 *The minimum turning radius for any cul-de-sac shall be 15 meters (50 ft.).*
- 12.04 *Roadways shall not exceed a grade of 2% for a distance of 10 meters from the intersection with a public road. The remainder of all roadways shall not exceed a maximum grade of 7%.*
- 12.05 *Roadways shall not intersect with a public road where the grade of the public road exceeds 6%.*
- 12.06 *Where the Mobile Home Park contains 10 or more mobile home spaces, the internal roadways system shall intersect with the public road system at a minimum of two separate points.*
- 12.07 *Intersections with public roads shall be defined through the use of curbing or landscaping in a manner satisfactory to the Superintendent of Works.*

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- 12.08 *Intersections with public roads shall be located a minimum of 60m from the intersection of two public roadways. This distance may be reduced down to 40 meters, with the consent of the Superintendent of Works.*
- 12.09 *Intersections with public roads shall be located to provide drivers egressing the Mobile Home Park with the following minimum sight stopping distances in both directions:*

| <u>Design Speed Of Public Road</u> | <u>Minimum Sight Stopping Distance</u> |
|--|--|
| 40km/h | 45m |
| 50km/h | 65m |
| 60km/h | 86m |
| 70km/h | 110m |
| 80km/h | 140m |
| 90km/h | 190m |

DRAINAGE

- 13.01 *The Mobile Home Park shall be graded to ensure positive drainage to the point of discharge of water not absorbed by the ground.*
- 13.02 *The recommended minimum and maximum gradients to ensure positive drainage are set out in Table 1.*

| Bylaw 1383 | <i>Table 1 Gradients</i> | | |
|-------------------------------|------------------------------|--------------|-------------|
| <i>Driveways</i> | <i>Maximum Gradient</i> | <i>1:10</i> | <i>10%</i> |
| | <i>Minimum Gradient</i> | <i>1:100</i> | <i>1%</i> |
| <i>Parking</i> | <i>Maximum Gradient</i> | <i>1:17</i> | <i>6%</i> |
| | <i>Minimum Gradient</i> | <i>1:66</i> | <i>1.5%</i> |
| <i>Walkways</i> | <i>Maximum Gradient</i> | <i>1:10</i> | <i>10%</i> |
| | <i>Minimum Gradient</i> | <i>1:50</i> | <i>2%</i> |
| <i>Paved Utility Area</i> | <i>Maximum Gradient</i> | <i>1:17</i> | <i>6%</i> |
| | <i>Minimum Gradient</i> | <i>1:50</i> | <i>2%</i> |
| <i>Grass Area</i> | <i>Maximum Gradient</i> | <i>1:30</i> | <i>33%</i> |
| | <i>Minimum Gradient</i> | <i>1:100</i> | <i>1%</i> |

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The Mobile Home Park shall be graded and plated in a manner that will prevent erosion of the ground.

Site runoff shall not flow onto adjacent properties.

Disposal of drainage water shall be achieved by one of the following methods:

- (i) connection to the Municipal storm sewer system where the system exists in a roadway adjacent to the Mobile Home Park or where the Municipality requires the storm sewer system to be extended to the parcel;*
- (ii) discharge to a surface drainage course (ditches) where storm sewer system is not available and a surface drainage course runs adjacent to the site;*
- (iii) discharge to a dry well where a storm sewer system or ditching is not available and soil conditions and water table level facilitate effective operation of a dry well;*
- (iv) The City of Grand Forks Mobile Home Parks Bylaw No. 1001, 1977*
- (v) discharge to a natural drainage course where it runs adjacent to or through a site and other disposal methods are not available.*

(for the reader's information, meeting the standards set out in this bylaw does not preclude the necessity to apply for permits from other agencies. For example, any discharge to natural drainage courses will require permits from the Ministry of Environment).

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ELECTRICAL SERVICES

14.01 *All electrical services shall be located underground.*

STREET LIGHTING

15.01 *All roadways within the Mobile Home Park shall be provided with an overhead street lighting system, which is designed by a Professional Engineer, competent in lighting design and approved by the Provincial Electrical Inspector.*

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15.02 *The average horizontal illumination at surface level for all roadways shall not be less than 4 flux.*

SUPERVISION AND REPORTING

16.01 *The owner shall maintain all equipment in or on the Mobile Home Park in a clean, safe and sanitary condition.*

16.02 *The owner shall take adequate steps to exterminate vermin and keep the Mobile Home Park free there from.*

16.03 *Every Mobile Home Park shall be kept free of inflammable debris and rubbish at all times.*

16.04 *Fires shall be made only in stove, incinerators or other structures designed for that purpose.*

16.05 *The owner shall report the installation of each mobile home or permitted addition, with the exception of skirting, to the authority having jurisdiction over mobile home parks.*

Read a **FIRST** time this 25th day of January, 1977.

Read a **SECOND** time this 25th day of January, 1977.

Read a **THIRD** time this 25th day of January, 1977.

RECONSIDERED AND ADOPTED this 8th day of February, 1977.

Mayor

City Clerk

CERTIFICATE

I hereby certify that this is a true and correct copy of Bylaw No. 1001 of the City of Grand Forks, cited as the "City of Grand Forks Mobile Home Parks Bylaw No. 1001, 1977", passed before the Municipal Council this 8th day of February, 1977.

Clerk