

RESIDENTIAL MANUFACTURED HOME COMMUNITY: R-MC

SECTION 1 PURPOSE

The purpose of this land use district is to provide for the development of comprehensively planned manufactured home communities where un-subdivided but appropriately demarcated and adequately serviced lots are available for lease or rent, in accordance with approved comprehensive plans and in locations considered to be suitable and complementary to adjacent uses.



SECTION 2 USES

Permitted Uses	Discretionary Uses: A	Discretionary Uses: B
Accessory structure Accessory use Dwelling: Manufactured home Home occupation 1 ‡Structural alterations to an approved use	Alternative energy, private Dwelling: Modular home A/B Moved-in Ready-to-move home A/B Single detached Home occupation 2 Moved-in building Shipping container: temporary	Community centre Comprehensively planned manufactured home community Parks and playgrounds Recreation facilities
Notes	*Applications for uses listed under Discretionary Uses – A may be decided on by the Development Officer.	
	†Applications for uses listed under Discretionary Uses – B shall be decided on by the Municipal Planning Commission.	
	‡Structural alterations to an approved use are only considered a permitted use if the alterations meet all other requirements of this bylaw, and <u>do not require any variances</u> . See Section 4.9 of Administration.	

SECTION 3 ELIGIBLE MANUFACTURED HOMES

- (1) Manufactured homes shall be Canadian Standards Association (CSA) certified and meet the requirements of any other applicable national, provincial and local regulations and standards;
- (2) new factory built manufactured homes constructed in accordance with CSA A-277 and Z-240 standards and any amendments thereto; and
- (3) used factory built manufactured homes in a state of good repair, as defined in Schedule 4 (Use Specific Standards of Development) of this bylaw and further to the discretion of the Development Authority.

SECTION 4 MINIMUM MANUFACTURED HOME COMMUNITY SIZE

The minimum size shall be 2.0 ha (4.9 acres) or alternatively as approved by the Municipal Planning Commission, with consideration for the suitability of smaller sites and potential impacts to adjacent uses.

SECTION 5 MINIMUM LOT SIZE

Dwelling Type or Use	Lot Size	Lot Depth	Lot Width
Manufactured home Modular home A/B Ready-to-move home A/B Single detached	362.4 m ² (3901 ft ²)	30.2 m (99 ft)	12 m (39.4 ft)
All other uses	To the discretion of the Development Authority.		

SECTION 6 SETBACKS

6.1 APPLICABILITY

- (1) Minimum setbacks for those discretionary uses that are not made up of a dwelling or dwelling units and do not take place within a dwelling unit shall be determined by the Development Authority;
- (2) where the shape of a lot or other circumstances is such that the setbacks prescribed in Section 6.2 of this land use district cannot be reasonably applied, the Development Authority shall determine the setbacks.

6.2 SETBACK REQUIREMENTS

Principal Building		
Front	From closest edge of internal road	4 m (13.1 ft)
	From any permanent structure located directly across from the front of the unit	17.5 m (57.4 ft)
Rear	3 m (9.8 ft)	
Side	0 m (0 ft) one side only (see <i>Notes</i>)	
Other	From any manufactured home community boundary	3 m (9.8 ft)
	From the side of any manufactured home to any other manufactured home	2.4 m (7.9 ft)
	One side yard setback, to maintain living space for driveways, carports, porches, patios and similar site features	5.5 m (18 ft)
Notes	<i>Setbacks are measured to the closest point of the building, allowing for projections as per Section 21 of Schedule 3.</i>	
	<i>If parking stalls cannot be accommodated along the side of the lot, the minimum front setback shall be 6 m.</i>	
	<i>0 m side yard setback only permitted when the home is placed on the opposite side yard to the home on the adjacent lot, and a minimum 1.5 m (4.92 ft) maintenance easement is registered on the adjacent property, giving</i>	

access to the side of the home that would otherwise be inaccessible.

Accessory Building(s)/Structure(s)		
Front	Parallel to the front of the principal building at minimum	
Rear	1.0 m (3.3 ft)	
Side	1.0 m (3.3 ft)	
Internal	From principal building	1.5 m (4.9 ft)
	From other accessory buildings	1.0 m (3.3 ft)
Notes	<i>Accessory buildings/structures shall be constructed such that eaves shall be no closer to a side or rear lot line than 0.6 m (2 ft) and all drainage is contained on the same lot as the accessory building/structure. See Section 1 of Schedule 3.</i>	
	<i>Internal setbacks include setbacks from accessory building/structure to accessory building/structure on the same lot and accessory building/structure to the principal building on the same lot.</i>	
	<i>Buildings/structures permitted to be attached to the principal building are considered a part of the principal building and are required to meet principal building setbacks.</i>	

SECTION 7 MAXIMUM SITE COVERAGE

- (1) Total allowable coverage: 45% inclusive of all buildings and structures
- (2) Principal building: 30 – 45% depending on accessory structures
Note: attached garages are considered part of the principal building for the purposes of site coverage calculations.
- (3) Accessory building(s): 0 – 15% depending on principal building

SECTION 8 BUILDING DIMENSIONS

- (1) Single detached dwelling height: 10.1 m (33 ft)
- (2) Minimum width of manufactured home: 4.2 m (13.8 ft)
- (3) Accessory building(s)/structure(s) height: 4.9 m (16 ft)
- (4) Dimensional requirements for all other buildings in this land use district are to the discretion of the Development Authority.

SECTION 9 MINIMUM FLOOR AREA

9.1 APPLICABILITY

- (1) Minimum floor areas are calculated for that part of a building that is no more than 1.0 m (3.3 ft) below finished grade, which does not include finished basements or attached garages; and

- (2) should the dwelling be multiple storeys, the minimum floor area shall be required to be met for the main floor (closest to grade) of the dwelling, with the floor area of all other storeys being in addition to the minimum floor area requirements.

9.2 MINIMUM FLOOR AREAS

Dwelling Type	Minimum Floor Area
Manufactured home Modular home A/B Ready-to-move home A/B Single detached	74.3 m ² (800 ft ²)

SECTION 10 FOUNDATION REQUIREMENTS

- (1) All manufactured homes shall be placed on a full foundation of poured concrete or concrete blocks or upon and affixed to steel or concrete piles, or upon an approved treated wooden basement, foundation, or blocks;
- (2) if a manufactured home is placed on piles or blocks, it shall be skirted from the base of the home to the ground with material similar in design to the home itself; and
- (3) regardless of the type of foundation a manufactured home is placed on, all hitches, wheels, and axels shall be skirted such that no part of them is visible.

SECTION 11 APPLICABLE SCHEDULES

- (1) The following schedules and sections of this bylaw that apply to the R-MC land use district include but are not limited to:

- (a) General Standards of Development: **Schedule 3**

- Section 1: Accessory Buildings and Structures
- Section 2: Access Requirements
- Section 4: Corner Lots
- Section 5: Decks and Patios
- Section 6: Design Standards
- Section 7: Exceptions to Building Height
- Section 8: Fences, Privacy Walls and Gates
- Section 10: Grading, Excavation, Stripping and Stockpiling
- Section 11: Infill Development
- Section 12: Interface Areas
- Section 13: Landscaping
- Section 15: Moved-in Buildings
- Section 17: Outdoor Lighting
- Section 19: Parking and Loading
- Section 20: Prohibitions
- Section 21: Projections into Setbacks
- Section 23: Site Drainage and Stormwater Management

- (b) Use-specific Standards of Development: **Schedule 4**

- Section 1: Alternative Energy Sources
- Section 5: Home Occupations
- Section 9: Manufactured Homes and Communities
- Section 10: Modular Homes and Ready-to-Move (RTM) Homes