

RESIDENTIAL MANUFACTURED HOME: R-MH

SECTION 1 PURPOSE

The purpose of this land use district is to provide for the development of comprehensively designed manufactured home subdivisions in which dwelling units are accommodated on individually titled lots, with individual servicing connections supplied to each dwelling unit.



SECTION 2 USES

Permitted Uses	*Discretionary Uses: A	†Discretionary Uses: B
Accessory structure Accessory use Dwelling: *Manufactured home 10 years old or newer Modular home B Ready-to-move home B Home occupation 1 ‡Structural alterations to an approved use	Alternative energy, private Dwelling: Modular home A Moved-in Ready-to-move home A Single detached Home occupation 2 Moved-in building Shipping container: Temporary	Dwelling: *Manufactured home older than 10 years
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.	
	*The age of manufactured homes shall be determined by subtracting the date on which the Development Permit application is made, from the original construction date of the manufactured home. Evidence of the original construction date may be required, in a form suitable to the Development Authority.	

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 LOT SIZE

Dwelling Type or Use	Lot Size	Lot Depth	Lot Width
Single detached Manufactured home Modular home A/B Ready-to-move home A/B	404.7 m ² (4356 ft ²)	30.2 m (99 ft)	13.4 m (44 ft)
All other uses	To the discretion of the Development Authority.		

SECTION 5 SETBACKS

5.1 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) notwithstanding the setbacks provided in Section 5.3 of this land use district, setbacks in established areas shall be determined by application of Section 3.6 of Administration; and
- (3) where the shape of a lot or other circumstances is such that the setbacks prescribed in Section 5.3 of this land use district cannot be reasonably applied, the Development Authority shall determine the setbacks.

5.2 BUILD WITHIN AREA

- (1) Build within area is applied to front setback requirements and provides a minimum and maximum setback for the frontage of the principal building, as illustrated in Figure 5.2.1; and

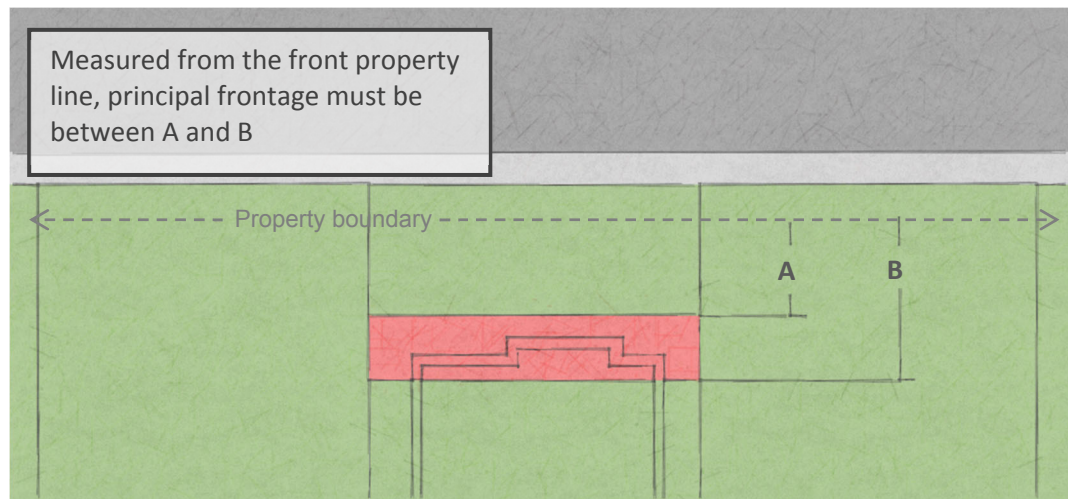


Figure 5.2.1: an example of a build within area.

- (2) unless otherwise stated, all other setback requirements of this section are minimums.

5.3 SETBACK REQUIREMENTS

Principal Building		
Mid-block	Front (build within area)	Minimum: 5 m (16.4 ft)
		Maximum: 7.5 m (24.6 ft)
	Rear	3 m (9.8 ft)
	Side	1.5 m (4.9 ft)
Corner lot	Front: same as mid-block	
	Rear	3.0 m (9.8 ft)
	Side	1.5 m (4.9 ft)
	Secondary front	3.0 m (9.8 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>Where a site requires vehicular access that is not available from the rear of the lot and there is no attached garage or carport, the side setback on one side shall be 3.0 metres.</i>	

Accessory Buildings/Structure(s)		
Mid-block	Front	N/A (prohibited in front yards)
	Rear	0.6 m (2 ft) – without laneway
		0.6 m (2 ft) – with laneway
	Side	1.5 m (5 ft)
Corner lot	Front: same as mid-block	
	Rear	1.0 m (3.3 ft)
	Side	1.0 m (3.3 ft)
	Secondary front	N/A (prohibited in secondary front)
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>No accessory buildings/structures shall be located adjacent to the principal building on the same side of the yard as the one-side 3.0 metre principal building setback, if applicable.</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.

SECTION 6 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 7 BUILDING DIMENSIONS

- (1) Single detached dwelling: 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 8 MINIMUM FLOOR AREA

8.1 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.

8.2 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 9 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 or foundation;
- (2) if a manufactured home is placed on piles, 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 removed prior to occupancy of the home.

SECTION 10 APPLICABLE SCHEDULES

- (1) The following schedules and sections of this bylaw that apply to the R-MH 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