

## **7.4 RESIDENTIAL MANUFACTURED HOME SUBDIVISION DISTRICT - RMH-A**

The General Purpose of this District is to provide for manufactured home development on subdivided lots. All manufactured home shall have Canadian Standards Association Z240 certification, and the placement of each home in a manufactured home subdivision shall be subject to obtaining a development permit from the Development Authority and compliance with aesthetic and landscaping standards to ensure the development will be compatible with the appearance and character of existing or proposed development in the surrounding area.

### **1. Permitted Uses**

- (a) Manufactured homes
- (b) Minor home occupations
- (c) Parks and playgrounds
- (d) Buildings and uses accessory to permitted uses

### **2. Discretionary Uses**

- (a) Day homes
- (b) Major home occupations
- (c) One family dwellings
- (d) Public or quasi-public buildings and uses
- (e) Public utilities
- (f) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses
- (g) Buildings and uses accessory to discretionary uses

### **3. Regulations**

- (a) Minimum lot area
  - (i) Manufactured homes - 464.5 sq. m (5000 sq. ft.)
  - (ii) Other uses - as required by the Development Authority
- (b) Minimum lot width
  - (i) Manufactured homes - 15.25 m (50 ft.)
  - (ii) Other uses - as required by the Development Authority
- (c) Minimum floor area
  - (i) Manufactured homes - 88 sq. m (947 sq. ft.)
  - (ii) One family dwellings - 92.9 sq. m (1000 sq. ft.)
  - (iii) Other uses - as determined by the Development Authority

- (d) Minimum yards
  - (i) Front - 4.5 m (14.8 ft.)
  - (ii) Side - 1.2 m (3.9 ft.) on one side; however, a 4.5 m (14.8 ft.) separation from any adjacent manufactured home or road shall be provided  
In laneless subdivisions, a side yard at least 2.75 m (9.0 ft.) wide shall be provided on one side, OR a 1.2 m (3.9 ft.) wide maintenance easement shall be registered against the title of the lot on which the dwelling is located and the lot adjacent to which the reduced side yard is provided in order to provide maintenance access to the rear yard.
  - (iii) Rear - 4.5 m (14.8 ft.) in laneless subdivisions and 5.5 m (18.0 ft.) in laned subdivisions
  
- (e) Maximum lot coverage
  - (i) Principal building - 28% or, if a garage is attached, a maximum of 40%
  - (ii) Accessory buildings - 12%
  - (iii) Total - 40%
  
- (f) Maximum building height
  - (i) Manufactured homes and one family dwellings - 7.6 m (24.9 ft.)
  - (ii) Accessory buildings - 4.5 m (14.8 ft.)
  - (iii) Other uses - as determined by the Development Authority
  
- (g) Parking space requirements – 2 spaces per dwelling unit
  
- (h) All manufactured homes shall have Canadian Standards Association certification or the equivalent. Proof of this shall be submitted with an application for a development permit.
  
- (i) A development permit is required prior to sitting a manufactured home within this District.
  
- (j) Only one (1) manufactured home may be located on a lot in this District.
  
- (k) All lots within this District shall provide for both single wide and double wide manufactured homes.
  
- (l) All manufactured homes shall satisfy Canadian Standards Association Z240 Standards.
  
- (m) All manufactured homes must be of new construction or not more than five (5) years of age from the date of the development application. Manufactured homes shall be in good condition to the satisfaction of the

Development Authority.

- (n) All manufactured homes shall have pitched roofs.
- (o) All development shall be of a quality and design which will enhance the residential environment.
- (p) All manufactured homes shall be anchored to a permanent foundation, with at least four (4) tie downs for a single wide and eight (8) tie downs for a double wide. The foundation or basement shall not exceed 0.6 m (2.0 ft.) above finished grade.
- (q) The undercarriage of each manufactured home shall be complete screened from view by the foundation or skirting within thirty (30) days of the placement of the manufactured home.
- (r) All accessory structures such as steps, patios, porches, additions, skirting, and storage facilities shall be:
  - (i) factory prefabricated or the equivalent thereof, the exterior and design of which shall match the manufactured home, and
  - (ii) considered as part of the principal building, and
  - (iii) erected only after obtaining a development permit; and
  - (iv) be less than 25% of the gross floor area of the manufactured home in size (excluding attached garages).
- (s) Additions to a manufactured home shall have a foundation or skirting equivalent to or better than that of the manufactured home, and shall be provided with steps and landings to all entrances within thirty (30) days of their development.
- (t) No accessory building or use shall be located in the front yard.
- (u) All utility lines shall be placed underground.
- (v) Notwithstanding any other provision of this Bylaw to the contrary, all detached garages shall be located not less than 2.4 m (7.9 ft.) from a manufactured home.
- (w) Notwithstanding any other provision of this Bylaw to the contrary, the vehicle entry doors of all garages, whether attached to or detached from a manufactured home or any other building, shall be located not less than 5.5 m (18.0 ft.) from a rear or flanking lot line.
- (x) All areas of a manufactured home lot not occupied by driveways, walkways, manufactured homes, buildings, and other facilities shall be landscaped to the satisfaction of the Development Authority within two

(2) months (weather permitting) of the date of the placement of the manufactured home.

- (y) Adequate screening in the form of vegetation or fencing shall be provided between the manufactured home lot and other manufactured home lots, or between the manufactured home lot and adjacent uses where the uses are incompatible with the residential use of the manufactured home lot. This section may be waived by the Development Authority if adjacent land owners agree in writing not to erect any form of screening between their respective properties.
- (z) Each manufactured home shall be clearly marked and defined with the property address of the lot. Such marking shall be displayed on the side of the manufactured home facing the road.
- (aa) The owners of a manufactured home shall provide proper garbage containers on each lot.
- (ab) Notwithstanding any other provision of this Bylaw to the contrary, a development on a corner lot shall comply with all the restrictions, limitations, and conditions relating to visibility at the intersecting roads as may be required by the Development Authority.
- (ac) The manufactured home must be covered with an exterior material customarily used on conventional dwellings. The exterior covering material must extend to the ground, except that when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.
- (ad) In addition to the requirements indicated in Sections 3.4(1) and 3.4(3) of this Bylaw, each application for a development permit within this District shall be accompanied by:
  - (i) a landscaping and site development plan, and
  - (ii) photographs of each side of the proposed manufactured home.
- (ae) In making a decision on a development permit within this District, the Development Authority may approve, refuse, or conditionally approve a development permit application if, in addition to any other consideration provided for by this Bylaw, after considering the size, external design, and finish of the proposed development, the Development Authority is of the opinion that the proposed development will detract from the appearance or character of existing or proposed development in the surrounding area.