

15. RESIDENTIAL MANUFACTURED HOME SUBDIVISION DISTRICT- RMH-A

15.1 Purpose

15.1.1 To provide for manufactured home development on subdivided lots.

15.2 Permitted Uses

15.2.1 Dwellings, manufactured home	15.2.3 Parks and playgrounds
15.2.2 Home occupations, minor	15.2.4 Buildings and uses accessory to permitted uses

15.3 Discretionary Uses

15.3.1 Day homes	15.3.6 Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses
15.3.2 Dwellings, single-detached	
15.3.3 Home occupations, major	
15.3.4 Public or quasi-public buildings and uses	15.3.7 Buildings and uses accessory to discretionary uses
15.3.5 Public utilities	

15.4 Regulations

15.4.1	Minimum Lot Area	Manufactured Homes	464.5 m ² (5000 ft. ²)
		Other Uses	As required by the Development Authority
15.4.2	Minimum Lot Width	Manufactured Homes	15.25 m (50 ft.)
		Other Uses	As required by the Development Authority
15.4.3	Minimum Floor Area	Manufactured Homes	88 m ² (947 ft. ²)
		Single-detached Dwellings	92.9 m ² (1000 ft. ²)
		Other uses	As required by the Development Authority
15.4.4	Minimum Yards	Front	4.5 m (14.8 ft.)
		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
		Side, Laneless Subdivision	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 to provide maintenance access to the rear yard.
		Rear	4.5 m (14.8 ft.) in laneless subdivisions and 5.5 m (18.0 ft.) in laned subdivisions
15.4.5	Maximum Lot Coverage	Principal Building	28% or, if a garage is attached, a maximum of 40%
		Accessory Building	12%
		Total	40%

15.4.6	Maximum Building Height	Manufactures Homes	7.6 m (24.9 ft.)
		Single-detached Dwellings	7.6 m (24.9 ft.)
		Accessory Buildings	4.5 m (14.8 ft.)
		Other Uses	As determined by the Development Authority
15.4.7	Parking Space Requirements	Per Dwelling Unit	2 spaces

15.5 Other Regulations

- 15.5.1 All manufactured homes shall have Canadian Standards Association certification or the equivalent for manufactured homes. Proof of certification shall be submitted with an application for a development permit.
- 15.5.2 A development permit is required prior to sitting a manufactured home within this District.
- 15.5.3 Only one (1) manufactured home may be located on a lot in this District.
- 15.5.4 All lots within this District shall provide for both single wide and double wide manufactured homes.
- 15.5.5 All manufactured homes shall satisfy Canadian Standards Association Z240 Standards.
- 15.5.6 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.
- 15.5.7 All manufactured homes shall have pitched roofs.
- 15.5.8 All development shall be of a quality and design which will enhance the residential environment.
- 15.5.9 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.
- 15.5.10 The undercarriage of each manufactured home shall be completely screened from view by the foundation or skirting within thirty (30) days of the placement of the manufactured home.
- 15.5.11 All accessory structures such as steps, patios, porches, additions, skirting, and storage facilities shall be:
- factory prefabricated or the equivalent thereof, the exterior and design of which shall match the manufactured home;
 - considered as part of the principal building;
 - erected only after obtaining a development permit; and
 - be less than 25% of the gross floor area of the manufactured home in size (excluding attached garages).
 - 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.
- 15.5.12 No accessory building or use shall be located in the front yard.
- 15.5.13 All utility lines shall be placed underground.
- 15.5.14 Notwithstanding any other provision of this Bylaw, all detached garages shall be located not less than 2.4 m (7.9 ft.) from a manufactured home.
- 15.5.15 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.
- 15.5.16 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.
- 15.5.17 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 requirement

may be waived by the Development Authority if adjacent landowners agree in writing not to erect any form of screening between their respective properties.

- 15.5.18 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.
- 15.5.19 The owners of a manufactured home shall provide proper garbage containers on each lot.
- 15.5.20 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.
- 15.5.21 The manufactured home must be covered with an exterior material customarily used in the construction of 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.
- 15.5.22 In addition to the requirements indicated in Sections 5.4, and 10.12 of this Bylaw, each application for a development permit within this District shall be accompanied by:
 - a. a landscaping and site development plan, and
 - b. photographs of each side of the proposed manufactured home.
- 15.5.23 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.