

Section 89 Manufactured Home Community District - MHC

89.1 Purpose

To provide for the development of comprehensively designed manufactured home communities, in which the individual lots or sites are provided on a leased, rental, or condominium basis part of the definition of Condominium.

89.2 Permitted Uses	
<ul style="list-style-type: none"> • Accessory Building or Structure • Accessory Use • Manufactured Home 	<ul style="list-style-type: none"> • Park • Residential Support Home - Type 1 • Solar Collector (Bylaw C-1260-84-December 4, 2017) (Bylaw C-1260-68 - March 20, 2017)
89.3 Discretionary Uses-Development Officer	
<ul style="list-style-type: none"> • Child Care Facility • Home Business 	<ul style="list-style-type: none"> • Small Wind Energy Systems • Urban Agriculture (Bylaw C-1260-68-March 17, 2017, Bylaw C-1260-97-July 3, 2018 and Bylaw C-1260-176-July 29, 2024)
89.3.1 Discretionary Uses-Committee (Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)	
<ul style="list-style-type: none"> • Public Utility (Bylaw C-1260-68-March 17, 2017 and Bylaw C-1260-97-July 3, 2018) 	

89.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

a)	Site Area:	2.0ha (Minimum area for MHC)
b)	Lot Area:	315m ² for single section, and 370m ² for multiple section
c)	Lot Width:	10.4m for single section and, 13.7m for multiple section
d)	Lot Depth:	30m for single section and, 27m for multiple section
e)	Front yard:	4.6m
f)	Rear Yard:	1.5m
g)	Side Yard:	1.2m on one side and 3.0m on the other side if lot is not accessible from a rear lane unless an attached carport or garage is provided in which case the 3.0m may be reduced to 1.2m
h)	Lot Coverage: (Maximum)	45% for principal building 50% including accessory buildings

89.5 Additional Requirements

- a. An approved comprehensive siting plan shall be required prior to the development of land in this district, and all development shall conform to the comprehensive siting plan. The proposed plan must include the following to the satisfaction of the Development Authority:

- i) Access, road system, walkway system and site pattern showing dimensions and structures;
- ii) Provision for on-site containerized garbage collection facilities;
- iii) Required landscaping in accordance with Section 89.6;

(Bylaw C-1260-31 - August 10, 2015)

- iv) **Deleted by Bylaw C-1260-31 - August 10, 2015;**
 - v) Provisions for outdoor lighting;
 - vi) Identification and directional signs;
 - vii) Location of parking aprons (hard surfaced) for every proposed lot;
 - viii) Proposed location of manufactured home for every lot;
 - ix) Proposed landscaping of the individual lots and throughout the manufactured home community pursuant to Part Eight of this Bylaw;
 - x) Screened storage compound for trucks, trailers, campers, snowmobiles, boats, etc.;
 - xi) Shall establish guidelines and standards satisfactory to the Development Authority governing design and materials of carports, patios, storage buildings, skirting, fences, fuel storage and supply facilities and other attached or detached structures; and,
 - xii) Such other information as deemed necessary by the Development Authority;
- b. The development of a MHC must be completed in conformance with the approved plans and related conditions prior to the issuance of an Occupancy Permit;
 - c. Dwellings shall be finished from the floor level to the ground level within 30 days of being sited on a lot. All finish materials shall either be parged, factory fabricated or, of equivalent quality, be pre-finished or painted so that the design and construction complements the dwelling;
 - d. Equipment used for transportation of manufactured homes shall be removed from the dwelling and finishing installed within 30 days of placement;
 - e. Dwellings shall be placed on a CSA Z240.10.1 standard foundation, an engineer approved foundation, or a basement;
 - f. All attached or accessory structures such as room additions, porches, sun rooms, garages and garden sheds shall be a factory prefabricated units or of an equivalent quality and shall be pre-finished or painted so that the design and construction complements the principal building;
 - g. The roof line of any addition shall not exceed the height of the dwelling;
 - h. A lot may be used only for the siting of one (1) manufactured home;
 - i. All roads in a manufactured home community shall be paved and of sufficient width to accommodate the passage of emergency vehicles. If the carriageway is less than 9.2m in width, no on-street parking shall be permitted;
 - j. Designated visitor parking areas shall be evenly distributed throughout the manufactured home community, and each visitor parking shall include a minimum of three (3) parking stalls;
 - k. A second access from a public road shall be provided for emergency access to any manufactured home community containing more than 70 units;
 - l. Internal pedestrian walkways, where provided, shall have a minimum hard surfaced width of 1.2m and be constructed to the satisfaction of the Development Authority.

89.6 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

- a. A landscaped buffer strip of 4.6m or greater is required between the lot line of any manufactured home and the bounding lot line of the manufactured home community;
- b. A minimum of 10% of the MHC shall be dedicated open space, designated for recreational and playground use, and shall not include any required buffer strip; and,
- c. One (1) tree shall be provided for every 400m² of the MHC and one (1) shrub shall be provided for every 200m² of the MHC. Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

(Bylaw C-1260-31 - August 10, 2015)