

## Section 90 Manufactured Home Subdivision District - MHS

### 90.1 Purpose

To provide for the development of residential subdivisions where manufactured housing is the predominant housing form.

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

### 90.4 Site Standards

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

a)	Lot Area:	460m <sup>2</sup>
b)	Lot Width:	14m
c)	Lot Depth:	34m
d)	Front yard:	6.1m
e)	Rear Yard:	3.7m
f)	Side Yard:	1.2m on one side and 3.0m on the other side for principal building 1.2m for accessory buildings and deck
g)	Site Coverage (Maximum) :	40%, including accessory buildings

### 90.5 Additional Requirements

- a. 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;
- b. Equipment used for transportation of manufactured homes shall be removed from the dwelling and finishing installed within 30 days of placement;
- c. Dwellings shall be placed on a CSA Z240.10.1 standard foundation, an engineer approved foundation, or a basement;
- d. 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;
- e. The roof line of any addition shall not exceed the height of the dwelling;

- f. Notwithstanding Section 90.4(a), the lot area may be reduced pursuant to an Area Structure Plan or Outline Plan provided that a restrictive covenant restricting the length of a manufactured home is registered on title. The maximum lot coverage shall remain at 40%.