

Section 121 R-MHS Mobile Home Park Subdivision

(1) General Purpose of District

This land use district is generally intended to provide for mobile home dwellings on new, mid-sized, subdivided parcels and on parcels existing at the time this Bylaw came into effect.

(2) Listed Uses

Permitted Uses

Single-wide mobile home
Double-wide mobile home
Modular home
Accessory building

Discretionary Uses

Day care facility
Excavation, stripping, or grading
(Bylaw 2270)
Family care facility
Home occupation
Home day care
Single family dwelling
Small park and/or playground which serves specific residential development
Utility building, not containing offices, which is required to serve the immediate area
Those uses which in the opinion of the Development Authority are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this land use district.

(3) Minimum Parcel Dimensions/Area

(a) Width:

- i) For single-wide mobile homes, a minimum of 12.0m, and for modular and double-wide mobile homes, a minimum of 15.0m.
- ii) Notwithstanding Section 121(3)(a), in the case of parcels forming part of a mobile home subdivision existing at the time this Bylaw came into effect, the minimum parcel width requirements are as follows:
 1. a minimum parcel width of 11.0m is required single-wide mobile homes;

2. a minimum parcel width of 13.2m is required for double-wide mobile homes; and
 3. the minimum parcel width for modular homes shall be as determined by the Development Authority.
 - (b) Depth:
 - i) For single-wide mobile homes, double-wide mobile homes and modular homes, a minimum of 33.5m.
 - ii) Notwithstanding Section 121(3)(c), in the case of parcels forming part of a mobile home subdivision existing at the time this Bylaw came into effect, the minimum parcel depth shall be 30.0m.
 - (c) Area:
 - i) For single-wide mobile homes, double-wide mobile homes and modular homes, the minimum parcel area shall be the product of the minimum parcel width and depth.
 - ii) Notwithstanding Section 121(3)(e), in the case of parcels forming part of a mobile home subdivision existing at the time this Bylaw came into effect, the minimum parcel area requirements are as follows:
 1. a minimum parcel area of 340.0m² is required for single-wide mobile homes;
 2. a minimum parcel area of 520.0m² is required for double-wide mobile homes; and
 3. the minimum parcel area for modular homes shall be as determined by the Development Authority.
- (4) Minimum Floor Area (not including basement or attached garage)
 - (a) The minimum floor area for any mobile home or modular home shall be 93.0m².
 - (b) Notwithstanding Section 121(4)(a), in the case of parcels forming part of a mobile home subdivision existing at the time this Bylaw came into effect, the minimum floor area for a mobile home shall be 65.0m² and at the discretion of the Development Authority in regard to modular homes.
- (5) Minimum Setback Requirements
 - (a) Front Yard:
 - i) The minimum front yard setback shall be 4.5m.
 - ii) At the discretion of the Development Authority, the front yard setback may be varied for corner or double fronting parcels pursuant to Sections 17(4) and Section 48 of this Bylaw.

iii) For the purposes of determining the front yard setback for parcels referred to in Section 121(5)(b), the Development Officer shall consider that the setback for the flanking front yard should be no less than 4.5m, and in the case of an attached garage or carport, the setback from the wall containing the vehicle entrance to the facing parcel boundary should be no less than 6.0m.

(b) Side Yard: (Bylaw 2179)

i) The minimum side yard setback shall be no less than 3.0m to the adjacent parcel boundary from either one of the long sides containing the main entrance door, and 2.4m on the other side yard.

ii) Notwithstanding Section 121(5)(d), where a parcel has vehicular access from the front only and no garage or carport is provided, one side yard setback shall be a minimum of at least 3.0m to accommodate a driveway for vehicular passage and general access to the rear of the parcel, and no part of the principal building is permitted to project into this yard.

(c) Rear Yard:

i) The minimum rear yard setback to the principal building shall be 6.0m.

ii) The Development Officer may vary the rear yard setback to a maximum of 10% in the case of parcels located on curves or cul-de-sacs.

(d) Other:

i) Notwithstanding Sections 121(5)(d) and (e), for parcels forming part of a mobile home subdivision existing at the time this Bylaw came into effect, the following minimum yard requirements apply:

1. The minimum side yard setback shall be no less than 1.5m to the adjacent parcel boundary.

2. Notwithstanding Section 121(5)(h)(i), where a parcel has vehicular access from the front only, one side yard setback shall be a minimum of at least 3.0m to accommodate a driveway for vehicular passage and general access to the rear of the parcel, except where a carport is attached to the principal dwelling and does not restrict access to the rear yard or where the requirement for a 3.0m sideyard would preclude the development of customary additions to the mobile home such as but not limited to a porch, deck, attached storage shed, and so forth, in which case the setback requirements referred to in Section 121(5)(h)(i) shall apply.

(6) Parcel Coverage

- (a) The maximum parcel coverage for all buildings shall be 42% of the area of the parcel with the combined areas of all accessory buildings, as referred to in Section 71 of this Bylaw, being not greater than the area of the principal building.
- (b) Notwithstanding Section 121(6)(a), the Development Authority may vary the parcel coverage in the case of corner or double fronting parcels pursuant to Sections 17(4) and (5) and Section 48 of this Bylaw.

(7) Principal Building Height

No mobile home or modular home shall exceed 5.0m above average grade.

(8) Mobile Home Development Regulations, Foundations and Skirting

- (a) Each mobile home shall have C.S.A. (Canadian Standard Association) certification and be constructed in accordance with the Alberta Building Code Regulations.
- (b) The Development Authority may require that current photographs showing all sides of the mobile home be submitted with the application.
- (c) The Development Authority may require with the application, a plan showing the location of development on adjacent parcels.
- (d) The mobile home subdivision shall be designed to accommodate units of different sizes, including expandable and double wide units, with variety in the street design and the placement of individual units.
- (e) Accessory structures and additions shall also be finished to a suitable level of quality to the satisfaction of the Development Authority and be constructed in accordance with the Alberta Building Code Regulations.

- (f) The crawl space between the structure and ground of each mobile home shall be suitably enclosed from view by skirting, or another means satisfactory to the Development Authority, within thirty (30) days of placement of the unit. All axles, wheels and trailer hitches shall be removed.
- (9) Building Appearance and Construction
- (a) In all cases, mobile homes must be anchored and placed on a permanent foundation in accordance with applicable Alberta Building Code Regulations, and such foundations shall extend at least below the greatest local active frost zone.
 - (b) All accessory buildings and structures such as, patios, porches, additions, skirting and storage facilities shall be factory pre-fabricated units, or of a quality equivalent thereof, so that the appearance, design and construction will complement the mobile or modular home.
- (10) Other Provisions
- (a) Administrative procedures and regulations: refer to Parts I-V of this Bylaw.
 - (b) General Parcel Provisions: refer to Part VI of this Bylaw.
 - (c) Special Land Use Provisions: refer to Part VII of this Bylaw.
 - (d) Parking and Loading Regulations: refer to Part VIII of this Bylaw.
 - (e) Sign Regulations: refer to Part IX of this Bylaw.