

PART H – RMH - RESIDENTIAL MOBILE HOME ZONE

The following provisions shall apply to the use of land and the construction of buildings in all RMH Zones subject to the provisions under Part B and Part C of this By-Law and the Site Plans under Schedules E, F and G attached hereto.

1. PERMITTED USES

- (1) Any person may use land and erect, occupy and maintain buildings and structures thereon for any of the following purposes:
 - (a) Main Use
 - (i) a Mobile Home Park.
 - (ii) public use (2019-64)
 - (b) Accessory Uses, Buildings or Structures
 - (i) Any use, building or structure, which is subordinate and customarily incidental to the main use;
 - (ii) Home Occupation;
 - (iii) Mobile Home Sales Office and Sales Area including a display area for new and used mobile homes, which are located in an area specifically designated for such use as shown on Schedules E, F and G;
 - (iv) Mobile Home Park Service Commercial uses which serve a convenience function to the residents of the mobile home park and which may include retail stores and service shops and their accessory uses, buildings and structures, and which are located in an area of the Park specifically designated for their use as shown on Schedules E and G.

2. ZONE REQUIREMENTS FOR A MOBILE HOME PARK

- (1) Lot Frontage (minimum): 91 metres
- (2) Lot Area (minimum): 4 hectares
- (3) Yard Width (minimum) adjacent to the Mobile Home Park boundary for the area shown on Schedules E, F, and G of this By-Law as "undeveloped area": 7.5 metres

- (4) Notwithstanding the yard definitions of Part A of this By-Law, where yards required by this Part H about a mobile home park roadway, such roadway shall be deemed to be a street as defined, for the purposes of this Part H;
- (5) All roadways shall be paved and constructed in accordance with the standards of, and approved by the Corporation;
- (6) Minimum roadway width:
 - (a) one way traffic: 6 metres
 - (b) two way traffic: 7.3 metres
- (7) A minimum of 8 percent of the total Mobile Home Park area shall be used exclusively for park and recreation purposes . On the Mobile Home Park shown on Schedules E, F and G a "tot lot" or playground area of a minimum 0.3 hectares shall be provided;
- (8) Notwithstanding the provisions of Part C, Section 19 access from King's Highway No. 2 to the Mobile Home Park shown on Schedules E and F attached to this By-Law shall be restricted to those access driveways existing on the date of the passing of this By-Law.

3. ZONE REQUIREMENTS FOR MOBILE HOMES

- (1) Mobile Home Lot Frontage (minimum): 15 metres
- (2) (a) Mobile Home Lot Area (minimum): 464.5 square metres
 - (b) Notwithstanding the area requirement of Subsection (a) above, when redevelopment occurs in the area shown on Schedule G as 'Existing Builtup Area (Substandard) ', the minimum Mobile Home Lot Area for that substandard area shall be 418 square metres
- (3) Front Yard Depth (minimum): 4.5 metres
- (4) Rear Yard Depth (minimum): 3.0 metres
- (5) (a) Interior Side Yard Depth (minimum): 3.0 metres
 - (b) Notwithstanding the side yard provisions of subsection (a) above, the minimum interior side yard required for mobile homes located in the mobile home park shown on Schedule F and G attached hereto shall be:

1.2 metres on one side and
4.5 metres on the other side

- (c) outside Side Yard Depth (minimum): 4.5 metres
- (6) Gross floor Area (minimum) as per the Ontario Building Code
- (7) Height (maximum): 1 storey
- (8) All mobile homes shall be located on a mobile home lot when inhabited. No more than one (1) dwelling unit shall be located on each lot;
- (9) Adequate provision shall be made to support, secure and anchor mobile homes on each lot where the dwelling unit is to be placed;
- (10) Mobile homes shall be skirted. The skirting shall be vented and so designed and constructed as to not degrade the appearance of the mobile home;
- (11) All mobile homes to be located in a Mobile Home Park shall be certified by the Canadian Standards Association;
- (12) Pedestrian walkways shall be provided to each dwelling unit from a roadway or parking space connected to a roadway. Walkways shall be constructed of a hard surface material or of cinders or fine crushed stone.

4. ZONE REQUIREMENTS FOR SERVICE BUILDINGS AND STRUCTURES

- (1) Minimum distance between a Service Building and a Mobile Home lot shall be: 12 metres
- (2) Minimum distance between a Service Building or Structure and a roadway and/or street: 4.5 metres

5. ZONE REQUIREMENTS FOR SERVICE COMMERCIAL

- (1) Maximum area used for Service Commercial purposes: 1 hectare
- (2) Front Yard Depth (minimum): 7.5 metres
- (3) Rear Yard Depth (minimum): 7.5 metres
 - (a) If the rear yard abuts a mobile home lot the 1.5 metres abutting the rear lot line shall be maintained as a landscaped area

- (4) Side Yard Width (minimum): 3.0 metre
 - (a) If a side yard abuts a mobile home lot the 1.5 metres abutting the side lot line shall be maintained as a landscaped area
- (5) Height (maximum): 10.5 metres
- (6) Accessory Buildings or Structures
 - (a) In addition to the provisions of Part C, Section 7, following requirements shall apply:
 - (1) Minimum Rear Yard and Minimum Side Yard: 1.2 metres where such yard abuts a commercial use or 4.5 metres where such yard abuts a non-commercial use

6. ZONE REQUIREMENTS FOR A MOBILE HOME SALES OFFICE AND DISPLAY AREA

- (1) Maximum area used for Sales Office and Display Area: 2 hectares
- (2) Front Yard Depth (minimum): 7.5 metres
- (3) Rear Yard Depth (minimum): 7.5 metres
 - (a) If the rear yard abuts a mobile home lot the 1.5 metres abutting the rear lot line shall be maintained as a landscaped area
- (4) Side Yard Width (minimum): 3.0 metres
 - (a) If the side yard abuts a mobile home lot the 1.5 metres abutting the side lot line shall be maintained as a landscaped area.

7. REQUIREMENTS FOR ACCESSORY USES, BUILDINGS AND STRUCTURES

- (1) In addition to the provisions of Part C, Section 7, the following requirements shall apply:
 - (a) All heating oil storage tanks shall be placed at the rear of the mobile home.

8. FOR HOME OCCUPATION PROVISIONS

See Part C, section 8.

9. FOR OFF STREET PARKING PROVISIONS

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See Part C, Sections 15 and 16.

10. UTILITY SERVICES

- (1) In addition to the provisions of Part B, Section 1. (18), the following requirements shall apply:
 - (a) No mobile home shall be located on a lot until such services have been satisfactorily provided to the lot and no unit shall be occupied until satisfactory servicing connections to the unit are installed.
 - (b) The Mobile Home Park shall be serviced by a storm drainage system which is approved by a qualified professional engineer prior to any development in the builtup or undeveloped portion of the Mobile Home Park.
 - (c) Notwithstanding the provisions of Subsection (b) above, if in the opinion of the Township Engineer no drainage problems are experienced in the Mobile Home Parks, shown on Schedules F and G attached hereto, and if council concurs with his opinion, no storm drainage system will be required to be constructed. However, culverts shall be constructed where necessary for proper surface drainage.

11. SPECIAL PROVISIONS

- (1) Notwithstanding the requirements of Section 3 of this Part H, the minimum requirements for mobile home lot frontage, area, yards, gross floor area, parking, landscaping and height for the mobile home lots located in the Mobile Home Parks shown as "Existing" on Schedules E, F and G, shall be as existing on the date of the passing of this By-Law.
- (2) Notwithstanding the requirements of Part C - Section 22 (1)(a), those requirements shall not apply to the area zoned RMH-1 as shown on Schedule B-1, and also shown on Schedule E as "Undeveloped Area (licenced for expansion) ". The RMH-1 zone shall not exceed 450 mobile home lots. (2688-81, 2991-93)
- (3) Notwithstanding the requirements of Part C - Section 22(1)a), those requirements shall not apply to the area zoned RMH-2. The RMH-2 zone shall not exceed 152 mobile home lots. (2634-89)
- (4) Notwithstanding the provisions of section 1(1) (a) (i) of this Part H, within the area zoned RMH-3, one single mobile home shall be permitted on a lot of 3403 square metres. (2603-88) (3129-95)

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- (5) Notwithstanding the requirements of Part C – Section 22(1)a), those requirements shall not apply to the area zoned RMH-4. The RMH-4 zone shall not exceed 171 mobile home lots.
(2991-93)