

SECTION 6 – ZONE PROVISIONS

6.8 – Mobile Home Residential (MHR) Zone

6.8 MOBILE HOME RESIDENTIAL (MHR) ZONE

OMB File # R880022

6.8.1 PERMITTED USES

No person shall within a Mobile Home (MHR) Zone use any land or erect, alter or use any building or structure except as permitted hereunder.

6.8.1.1 Residential uses

6.8.1.1.1 Mobile home park

6.8.1.1.2 Mobile home dwelling house certified by the Canadian Standards Association.

6.8.1.1.3 Home occupation in accordance with the provisions of 4.8 of this By-law.

6.8.1.2 Non-residential uses

6.8.1.2.1 Public uses or utilities in accordance with the provisions of 4.17 or this By-law.

6.8.1.2.2 Sales office and display area for the sale of new and used mobile home dwellings.

6.8.1.2.3 Convenience and service store to serve the needs of the mobile home park residents.

6.8.1.3 Accessory uses

Uses, buildings or structures accessory to any of the permitted uses in accordance with the provisions of 4.1 of this By-law

6.8.2 REGULATIONS FOR RESIDENTIAL USES

6.8.2.1 Mobile home park

6.8.2.1.1 Minimum lot area: 4.0 Ha.

6.8.2.1.2 Minimum lot frontage: 100.0 metres

6.8.2.1.3 Minimum landscaped open space: 10 percent

6.8.2.1.4 Minimum planting strip width (side & rear): 3 metres

6.8.2.1.5 Minimum road way width

6.8.2.1.5.1 One-way traffic: 6 metres

6.8.2.1.5.2 Two-way traffic: 7.3 metres

6.8.2.2 Mobile home dwelling site

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- 6.8.2.2.1 Minimum site area: 372 sq. metres
- 6.8.2.2.2 Minimum site frontage
 - 6.8.2.2.2.1 Interior site: 13.7 metres
 - 6.8.2.2.2.2 Exterior (corner) site: 16 metres
- 6.8.2.2.3 Minimum dwelling unit gross floor area: 67 sq. metres
- 6.8.2.2.4 Maximum lot coverage: 35 percent
- 6.8.2.2.5 Maximum height of buildings: 5.4 metres
- 6.8.2.2.6 Minimum landscaped open space: 30 percent
- 6.8.2.2.7 Maximum number of mobile home dwelling houses on site: 1
- 6.8.2.2.8 Maximum number of dwelling units on a site: 1
- 6.8.2.2.9 Minimum yards
 - 6.8.2.2.9.1 Front yard depth: 4.5 metres
 - 6.8.2.2.9.2 Rear yard depth: 3.0 metres
 - 6.8.2.2.9.3 Exterior side yard width: 4.0 metres
 - 6.8.2.2.9.4 Interior side yard width: 2.0 metres
- 6.8.3 REGULATIONS FOR NON-RESIDENTIAL USES

Regulations for residential uses as set out in 6.8.2 shall, apply where applicable, to non-residential uses.
- 6.8.4 REGULATIONS FOR DETACHED ACCESSORY BUILDINGS
 - 6.8.4.1 Exterior side yard: 4.0 metres
 - 6.8.4.2 Interior side yard: 1.5 metres
 - 6.8.4.3 Rear yard: 1.5 metres
- 6.8.5 REGULATIONS FOR HOME OCCUPATIONS

Refer to Section 4.8
- 6.8.6 REGULATIONS FOR OFF-STREET PARKING

Refer to Section 4.15
- 6.8.7 MINIMUM SERVICES ALL PERMITTED USES

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- 6.8.7.1 An adequate piped potable water system.
- 6.8.7.2 An adequate private sewage disposal system approved by the appropriate authority.
- 6.8.7.3 An adequate storm drainage system approved by the Council.
- 6.8.7.4 All roadways shall be paved and constructed to the satisfaction of the Council.