

# MANUFACTURED/MOBILE HOME PARK DISTRICT – MMHP

**INTENT:** This district is intended to provide a designated area for clustered or grouped manufactured/mobile homes in an orderly, efficient manner, which may be sited on subdivided individually titled lots adjacent to one another or on a single parcel of land comprehensively planned as a manufactured home residential community under the same ownership (where sites are leased).

## 1. PERMITTED USES

- Accessory Buildings, Structures & Uses
- Alternative Energy, Individual Solar
- Home Occupation 1
- Day Home
- Dwellings:
  - Manufactured Home dwelling
    - Single Wide Mobile
    - Double Wide Mobile
  - Prefabricated dwelling (Modular/ Panelized)
- Public or Private Utility
- Sign (fascia, window for home occupation)
- Temporary Shipping Container A (less than 6 months)

## DISCRETIONARY USES

- Community Buildings & Facilities
- Dwellings:
  - Single-detached (existing dwelling)
  - Moved-in dwelling
- Group Care Minor/ Child Care Facility
- Home Occupation 2
- Moved-in Building
- Mobile Park Maintenance/Storage uses
- Parks, Playgrounds & Open Space
- Secondary Suite (contained within prefabricated)
- Signs (associated with a discretionary use)
- Temporary Shipping Container B
- Temporary Uses

## PROHIBITED USES

- Keeping of Livestock - subject to compliance with municipal Animal Control, Urban Hen or similar purpose bylaw.
- Park Model Trailer
- Recreational Vehicles as Residences
- Shipping Container (permanent)
- \* Any use not listed as a permitted or discretionary use, or deemed to be a similar use to the prescribed uses, is a prohibited use in the district.

## 2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft	m	ft	m <sup>2</sup>	sq ft
Manufactured / Mobile dwelling*						
- Single wide mobile lot	10.0	32	30.5	100	305	3,200
- Double wide mobile lot	12.0	39	30.5	100	366	3,900
Prefabricated / Modular (panelized)	12.0	39	30.5	100	366	3,900
All Other uses	As required by the MPC					

\* Note: Minimum lot widths may be required to be increased to accommodate the dwelling width of a proposed use. Approved mobile homes shall be in consideration of minimum width of lot and sited accordingly to meet setbacks unless a variance is authorized by the approving Development Authority.

### 3. MINIMUM SETBACK & YARD REQUIREMENTS

Use	Front Yard		Side A <sup>1</sup>		Side B		Rear Yard	
	m	ft	m	ft	m	ft	m	ft
Single wide & double wide manufactured/mobile dwelling <sup>2</sup>	4.5	15	4.5	15	1.5	5	4.5	15
Prefabricated/Modular (panelized)	6.1*	20	1.5	5	1.5	5	6.1	20
Accessory building, structure in rear yard (no lane)	N/A		1.0	3.3	1.0	3.3	1.0	3.3
Accessory building, structure in rear yard (with rear lane)	N/A		1.0	3.3	1.0	3.3	2.0	6.5
All other uses	As required by the MPC							

NOTE 1: Side A refers to the side opposite the main entrance(s) to the manufactured/mobile dwelling.

NOTE 2: The defined setbacks are to be applied to a freehold title legal property line, or to a unit site in a comprehensively planned park. In all other cases, such as multiple lease sites on a single parcel, there must be a minimum separation distance of 6.1 m between dwelling units.

NOTE 3:\* The Development Authority may reduce the front yard setback to a minimum of 5 metres, having regard to the location and dimensions of the sidewalk, boulevard, street, and right-of-way and the adjacent buildings.

### 4. MAXIMUM SITE COVERAGE

PERMITTED USES:

Principal building: 40%

Accessory buildings/structures: 15%

- If a dwelling has an attached garage the principal building site coverage may be allowed up to 55% but then any associated accessory building/structure site coverage shall be decreased accordingly to not exceed the total combined coverage.

TOTAL Combined Coverage of all principal and accessory buildings: 55%

DISCRETIONARY USES:

As required by the Municipal Planning Commission

### 5. MINIMUM FLOOR AREA

Single-wide manufactured/mobile homes: 65.0 m<sup>2</sup> (700 sq. ft.)

Double-wide manufactured/mobile homes: 72.0 m<sup>2</sup> (775 sq. ft.)

Other Single-unit dwelling: 67 m<sup>2</sup> (720 sq. ft.)

All others: As required by the Development Authority

### 6. MAXIMUM BUILDING HEIGHT

Principal Building: 8.5 m (28 ft)

Accessory Building: 5.5 m (18 ft)

All others: as required by the Development Authority

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## 7. SPECIAL REQUIREMENTS & STANDARDS

### Eligible Manufactured/Mobile Homes:

- (a) New factory-built manufactured/mobile homes built to current CSA (Canadian Standards Association) certified.
- (b) Used factory-built manufactured/mobile homes, in a state of good condition or repair to the satisfaction of the Development Authority, constructed 2006 or after.
- (c) Existing manufacture/mobile homes constructed prior to 2006 that were legally approved and are sited on lots at the time this bylaw came into effect, are deemed to be legal non-conforming.

### Standards and Requirements:

- (d) Any application for a development permit to locate a used manufactured/mobile home on a manufactured/mobile home lot shall include recent colour photographs of the manufactured/mobile home.
- (e) A Safety Codes inspection (at the expense of the applicant) of a used manufactured/mobile home proposed to be located on a manufactured/mobile home lot may be required by the Development Authority, in order to determine if such a home is suitable.
- (f) A development permit may be denied at the discretion of the Development Authority, if the Development Authority, is of the opinion that the manufactured/mobile home is in a state of poor disrepair, unsuitable, or constructed prior to 2006.
- (g) If required by the Development authority, all manufactured/mobile dwellings may be required to be registered with the Provincial Personal Property Registration. The CSA model number, serial number, and Alberta Personal Property Registration number shall be provided at the time of submission of a development permit application and are required to be registered with the town.
- (h) Manufactured/mobile homes are to be placed upon a foundation in accordance with the National Building Code, Alberta Edition.
- (i) Manufactured/mobile homes shall be skirted to ground level with fireproof material of similar design to the mobile home exterior. Wheels and hitches shall be removed from the mobile home, unless otherwise approved by the Development Authority.

### General Appearance:

In order to maintain the residential character of the development:

- (j) The wheels and hitches shall be removed from a manufactured/mobile home within 90 days after placement of the home on its foundation. The foundation and skirting shall be in place within 90 days of placement.
- (k) The underside of manufactured/mobile homes which are not provided with a basement, shall be within 0.6 metre (2 ft.) of the finished grade.
- (l) Every entrance/exit into a manufactured/mobile home must be furnished with a landing and/or set of stairs.

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(m) Any proposed addition to a manufactured/mobile home shall require a development permit. The colours and finish of any addition shall be of a quality, style, and design which, in the opinion of the Development Authority, matches or complements the existing building.

**The following Part and Sections are provided for reference only. Other Sections of this bylaw may apply to an application; please consult the bylaw and Development Officer for details.**

**8. GENERAL AND USE SPECIFIC STANDARDS OF DEVELOPMENT – Parts 5 & 6**

Parking – Part 5, Sections 13 & 14  
Alternative energy – Part 6, Section 1  
Shipping Containers – Part 6, Section 21

**9. RESIDENTIAL STANDARDS OF DEVELOPMENT – Parts 5 & 6**

Accessory buildings – Part 5, Section 15  
Fences – Part 5, Section 17  
Decks – Part 5, Section 19  
Home Occupations – Part 6, Section 10  
Manufactured/Mobile dwelling – Part 6, Section 11  
Moved-in (previously occupied) building or dwelling – Part 6, Section 14  
Prefabricated dwelling – Part 6, Section 16  
Secondary suite – Part 6, Section 20  
Show home – Part 6, Section 23

**10. SIGN REGULATIONS – Part 7**