

SECTION 120 RMHC – MANUFACTURED HOME COURT DISTRICT

(1) GENERAL PURPOSE

This District is to provide for Manufactured Homes and Manufactured Home Courts in accordance with an approved Manufactured Home Court plan. The District will be applied in those areas, where there will be no negative impact on existing land uses and where there is access to the types of community services and facilities normally available in residential areas.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> Manufactured Home 	<ul style="list-style-type: none"> Accessory Building Family Day Home Manufactured Home Court Public Utility Buildings Show Home

(Bylaw C-1104-19, May 29, 2020)

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Area (Minimum):	<ul style="list-style-type: none"> Manufactured Home Court Minimum area for Manufactured Home Pads shall be in agreement with the map shown below. 	<ul style="list-style-type: none"> 2.0 ha
Front Yard Setback (Minimum):	<ul style="list-style-type: none"> 1.5 m from a Site line abutting a Street or public space 	
Side Yard Setback (Minimum):	<ul style="list-style-type: none"> One Side Other Side Side Yards to total 6.0 m between units from either one of the long sides containing the main entrance door. 	<ul style="list-style-type: none"> 1.0 m 5.0 m
Rear Yard Setback (Minimum):	<ul style="list-style-type: none"> Manufactured Home unit Manufactured Home unit backing on to a Street 	<ul style="list-style-type: none"> 1.5 m 4.5 m
Building Height (Maximum):	<ul style="list-style-type: none"> One Storey, not to exceed 5.5 m 	
Unit Stall Coverage (Maximum):	<ul style="list-style-type: none"> 45% exclusive of carport 	
Floor Area (Minimum):	<ul style="list-style-type: none"> 66.0 m² 	

Minimum Manufactured Home Pad Area Map:



(3) ADDITIONAL REGULATIONS

- (a) An application for a Manufactured Home Court plan shall be approved through the Development Permit process in advance of a decision on an application to develop any Manufactured Home within a Manufactured Home Court.
- (b) All Manufactured Home Development shall comply with a previously approved Manufactured Home Court Plan.
- (c) Manufactured Homes shall arrive to the Site in no more than two sections. Accessory buildings may arrive as additional sections.
- (d) In addition to the Setback regulations contained in (2), where a Site within the Manufactured Home Court District shares a Site boundary with a property

where a residential District is applied, a 7.0 m Development Setback shall be provided. The following are not permitted within the Development Setback:

- (i) Accessory Buildings;
- (ii) Fencing;
- (iii) Hard Surfacing, including Sidewalks, patios or other paving;
- (iv) Storage of any kind;
- (v) Landscaping for personal use, including gardens;
- (vi) Recreational equipment or play structures of any kind;
- (vii) Outdoor furniture of any kind; and
- (viii) Fire pits. (Bylaw C-900-15 – Feb. 23, 2015)

(e) Prior to granting a Development Permit for a Manufactured Home Court or expansion to an existing Manufactured Home Court, the developer shall enter into an agreement with the City, specifying the respective obligations to be assumed by the developer and the City regarding:

- (i) The establishment, operation and maintenance of On Site services during the life of the Manufactured Home Court including the following:
 - a. Storm sewers and ditches;
 - b. Sanitary sewers;
 - c. Water, power and gas;
 - d. Internal roadways, sidewalks, walkways and curbs;
 - e. Landfills;
 - f. Snow clearance;
 - g. Garbage collection;
 - h. Firefighting equipment;
 - i. Parks, playgrounds and buffers;
 - j. Street lighting;
 - k. Architectural controls; and

- I. Any other service deemed necessary by the Development Officer.
- (ii) Standards of construction for the above, which, in the case of water, fire mains, sewer systems, utilities, and heating fuel services, shall comply with provincial standards;
- (iii) The manner in which costs of services are to be met or recovered;
- (iv) Timelines for the completion of construction or installation; and
- (v) Any other matters deemed necessary by the Development Officer.
- (f) A Development Permit is required prior to the placement of a Manufactured Home, and the application is subject to all requirements of this Bylaw.
- (g) Any adjustment of unit stall boundaries requires an amendment to the approved Manufactured Home Court plan. Every unit stall affected by a boundary adjustment must also be included in the application to demonstrate the new setbacks and dimensions created through the stall adjustment.
- (h) Each new Manufactured Home shall have Alberta Building Code (A.B.C.) certification. Proof of certification shall be submitted with the original Development Permit application.
- (i) Renovations or repairs that nullify the previously approved C.S.A. certification will be considered under the *Alberta Building Code*. The following is a list of changes that can be made without nullifying the C.S.A. certification:
 - (i) Change of plumbing fixtures;
 - (ii) Change of light fixtures;
 - (iii) Re-facing cabinets;
 - (iv) New windows (providing the opening is not altered);
 - (v) New or repaired siding;
 - (vi) Furnace and/or water heater replacement; and
 - (vii) An addition that uses an existing door for access.
- (j) The following maintenance or renovations to a Manufactured Home will be considered under the *Alberta Building Code*:
 - (i) Roof replacement or repair;

- (ii) New windows that alter the opening; and
- (iii) Interior renovations that do not alter the structure.
- (k) Any structural change to a Manufactured Home requires engineering approval, provided by the applicant. Structural changes include, but are not limited to, new openings and additional loading on the frame.
- (l) All accessory buildings such as decks, skirting, sheds and detached garages shall be factory pre-fabricated units or an equivalent quality, so that design and construction will complement the Manufactured Home. All other requirements are regulated under Section 53, except that separation distances shall be measured to the boundary of the unit stall. (Bylaw C-900-15 – Feb. 23, 2015)
- (m) Additions or expansions to a Manufactured Home shall have a foundation, structure and appearance equivalent to or better than that of the Manufactured Home and shall be provided with steps and landings to all entrances within 30 days of their Development.
- (n) The applicant shall, at the discretion of the Development Officer and upon approval of the Development Permit, deliver a performance bond not exceeding the value of the required Landscaping improvements, to ensure completion of Landscaping. Lawns or other forms of Landscaping shall be provided and maintained on all unit stall areas not covered by structures, paved areas, parking or storage areas, within 60 days of arrival of a Manufactured Home, weather permitting.
- (o) The crawl space between the structure and grade of each Manufactured Home shall be suitably enclosed from view by skirting, or such other means satisfactory to the Development Officer, within 30 days of placement of the Manufactured Home. Axles, wheels and trailer hitches shall be removed where they are not part of the frame. Where a hitch cannot be removed, it shall be skirted or covered from view.
- (p) A lighted storage area of 14.0 m² per Manufactured Home unit stall, separate from the Manufactured Home unit stall, shall be provided for the storage of seasonal recreational equipment and other equipment not capable of storage on the Manufactured Home unit stall. Storage areas shall be enclosed or screened by trees, landscape features or fences, or a combination thereof to the satisfaction of the Development Officer.
- (q) Each Manufactured Home unit shall be placed upon a Foundation of concrete blocks, poured concrete or a series of piers as approved by the Development Officer, suitable for carrying the anticipated load.
- (r) Utilities shall be underground and roads shall be paved.

- (s) The Manufactured Home units and all community facilities in a Manufactured Home Court shall be connected by a safe, convenient, Hard Surfaced pedestrian walkway of at least 1.0 m in width.
- (t) For Manufactured Home Courts containing over 50 units, two separate means of access shall be provided to the Development area. In Manufactured Home Courts under 100 units, this may be in the form of a boulevard road with a central dividing strip so that in the event of blockage on one side, the other side is available for two-way emergency traffic.
- (u) Notwithstanding Section 53, Accessory Buildings shall be located a minimum of 1.0 m from the Manufactured Home unit excluding attached carports.
- (v) All parking requirements shall be provided off the Street or private roadway. A minimum of two paved or packed gravel spaces shall be provided within each Manufactured Home unit stall and provision shall be made for visitor parking at the ratio of one space to every three Manufactured Home unit stalls. The visitor parking shall be dispersed throughout the Manufactured Home Court to be conveniently located for all parts of the Manufactured Home Court.

(Bylaw C-857-13, May 14, 2014)