

### 8.10. Mobile Home Residential District – R4

No person shall within any R4 – Mobile Home Residential District use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 8.10.1 Purpose

To accommodate mobile homes and associated uses on subdivided lots or in courts.

#### 8.10.2 Land Uses Allowed in Zone

Permitted Uses	Discretionary Uses
Dwelling, Mobile Home	Homebased Business
Dwellings, Mobile Home Parks	Campground
Municipal Facility or Protective Services	
Parks & Playgrounds	

#### 8.10.3 Site Development Regulations

	Front Yard (Setback)	Side Yard (Setback)	Rear Yard (Setback)	Site Area (Minimum)	Floor Area (Minimum)	Site Coverage (Maximum)	Height
Dwellings, Mobile Homes	4.5 m	1.2 m (Corner Sites 3.0 m) (Side Entrance 3.0 m)	3.0 m	372 m <sup>2</sup>	75 m <sup>2</sup>	50%	6.0 m
Mobile Home Courts	7.5 m	7.5 m	7.5 m	20,000 m <sup>2</sup>	75 m <sup>2</sup>	50%	6.0 m
Other Uses	4.5 m	1.2 m (Corner Sites 3.0 m)	3.0 m	372 m <sup>2</sup>	75 m <sup>2</sup>	50%	6.0 m
Municipal Facility or Protective Services Parks & Playgrounds	No Minimums or Maximums						

<b>Mobile Home Development Standards</b>	<ul style="list-style-type: none"> <li>Mobile home at time of placement shall not be older than 15 years</li> <li>All mobile homes must meet the standards set out in CSA A277 Procedure for Certification of Factory Built Houses, and amendments thereto. All mobile homes must bear a label of a credible certification indicating that compliance with the National Building Codes has been certified using the A277 procedure</li> <li>Must be placed on a permanent foundation</li> <li>All attached or accessory structures such as porches, sunroom additions, skirting and storage facilities must be factory prefabricated units, or of an equivalent quality, and shall be painted or prefinished so the design and construction will complement the main structure.</li> <li>To protect the residential character of the community, wheels, hitches, and running gear must be removed within thirty (30) days of arrival and must be skirted from the floor level to ground level in such a manner as to compensate for vertical movements and to prevent the entrance of rodents.</li> <li>Shall be connected to water and sewer services and connected as available to other public works.</li> </ul>
<b>Mobile Home Park/Court Development Standards</b>	<ul style="list-style-type: none"> <li>All mobile home parks shall conform to The Public Health Act and its Regulations</li> <li>All roadways in the mobile home park shall have a minimum 15.0 metres right-of-way, be hard-surfaced and self-draining</li> <li>A minimum of ten (10%) percent of the gross area of the mobile home park shall be devoted to communal open space or recreational facilities</li> <li>If the applicant is not the land title owner, written approval must be obtained within 60 days of the application of the building permit from the land title owner</li> <li>All foundations and construction must conform to the National Building Code of Canada (NBC) 2005 as amended from time to time</li> <li>All construction of habitable living quarters must be above grade, basements are prohibited</li> </ul>
<b>Accessory Buildings</b>	<ul style="list-style-type: none"> <li>All attached and accessory structures shall require a building permit and shall comply with the requirements of the National Building Code of Canada and the Building Bylaw of the Town</li> <li>All accessory buildings shall not exceed 75 m<sup>2</sup> (800 ft<sup>2</sup>) in area</li> <li>Setbacks (Side Yard 0.75 m, Rear Yard 1.2 m) and Maximum Height Not to Exceed Principle Building</li> </ul>