

9.8 R7 : Mobile Home Residential

9.8.1 Purpose

The purpose is to provide a **zone** for **mobile homes** on individual **mobile home sites** in a **mobile home park** setting. The R7c sub-zoning district allows for **care centre, major** as an additional use. *(Bylaw 5467)*

9.8.2 Primary Uses

- **care centre, major** *(use is only permitted with the R7c sub-zoning district)*
- **mobile homes**
- **single detached housing on each separate fee simple or bareland strata lot in a mobile home subdivision**

9.8.3 Secondary Uses

- **boarding rooms** *(Bylaw 5440)*
- **care centres, minor**
- **home based businesses, minor**
- **office**

9.8.4 Subdivision Regulations for Mobile Home Parks

- Minimum **mobile home park lot width** is 50.0m
- Minimum **mobile home park lot depth** is 50.0m
- Minimum **mobile home park lot area** is 2ha (5 acres)

9.8.5 Development Regulations for Mobile Home Parks

- Maximum **density** is 20 units per gross hectare (8 units/gross acre).
- Minimum **mobile home park lot front yard** is 4.5m, except it is 6.0m from a public road.
- Minimum **mobile home park lot side yard** is 4.5m.
- Minimum **mobile home park lot rear yard** is 6.0m.
- Maximum **mobile home park site coverage** is 40%.

9.8.6 Development Regulations for individual Mobile Home Sites and Lots

For rental or phased building strata development in **mobile home parks**, the following regulations shall apply:

- Minimum **mobile home site width** is 9.5m interior **site** and 11.5m exterior **site**.
- Minimum **mobile home site depth** is 25.0m.
- Minimum **mobile home site area** is 237.5m².
- Maximum **building height** is the lesser of 7.6m or 1 **storey**, except it is 4.5m for **secondary buildings** and **structures**.
- Each **mobile home** shall be provided with an individual **mobile home site**, with either public or private road access.
- No **mobile home** shall be located closer than 3.0m to the back curb of a private roadway, edge of public ROW or parking area, no closer than 6.0m to another **mobile home** unless permitted by fire protection regulations, but in no case closer than 1.5m to the edge of a **mobile home site**.

For fee simple development and bareland strata subdivisions in **mobile home subdivisions**, the following regulations shall apply:

- Minimum **mobile home lot width** is 10.0m for an **interior lot** and 12.0m for an **exterior lot**.
- Minimum **mobile home lot depth** is 25.0m.
- Minimum **mobile home lot area** is 320m², or 10,000m² if not serviced by a **community sewer system**.
- Minimum **mobile home lot front yard** is 3.5m.
- Minimum **mobile home lot side yard** is 1.2m, except it is 3.5m from a **flanking street**.
- Minimum **mobile home lot rear yard** is 6.0m.
- Maximum **mobile home site coverage** is 55%.
- Maximum **building envelope** is 275m² or maximum **site coverage** of 55%, whichever is the lesser.
- Maximum **height** is the lesser of 7.6m or 1 **storey**, except it is 4.5m for **secondary buildings** and **structures**.

9.8.7 Other Regulations

- The minimum horizontal width of 7.0m stipulated in Section 4.14.1 for detached primary **buildings** in residential zones is not applicable to the R7 Mobile Home Residential zone.
- The **office use** is limited to one **office** for the management and operation of the **mobile home park**.
- The following additions to a **mobile home site** are permitted: garages or **carports**, sun or rain shelters, porches, rooms, and storage sheds. The additions, inclusive of a **carport** or garage, shall not be larger in area than 50% of the floor area of a single section **mobile home** or 20% of the floor area of a multi-section home.
- The owner of a **mobile home park** must provide a minimum of 6% of the gross **mobile home park** area as private open space for the **use** and enjoyment of residents, except in the case of a fee simple subdivision, the **mobile home park** is exempt from private open space provision. Buffer areas, **storage compounds**, **street** and roadway rights-of-way, parking areas or required utility easements within the **mobile home park** shall not be considered as forming any portion of the recreational or private open space requirement. 50% of the recreation area shall be private open space in a location convenient and accessible to the tenants, ensuring that any hillside or natural **watercourse** areas to be included in the recreation area is physically accessible to the tenants and is maintained in its natural state, or authorized improved state. Outdoor recreational areas shall be **landscaped** if not left in their natural state.
- For the purpose of calculating and satisfying recreational and private open space requirements, any indoor recreational space fully developed in a community or recreational centre shall be counted as triple its **gross floor area**. Any common outdoor recreational facility, such as a swimming pool, tennis court, shuffleboard, lawn bowling or putting greens, barbecue patio, etc. may be counted as double its surface area.
- One **secondary building**, compatible in finishing materials, is permitted to a maximum area of 20m² on a **mobile home site**, with a maximum **height** of 4.5m.
- One or more separate storage compounds may be provided within a **mobile home park** for the storage of boats, travel trailers, recreation **vehicles**, motor toboggans, non-licensed motor **vehicles** or other large items or equipment owned by the tenants which are not appropriate to store on a **mobile home site**. The storage compound shall be securely fenced, gated and lighted for security and shall be screened from public view by approved fencing and **landscaping**. Where such a facility is not required, the above noted apparatus is not permitted to be stored on a **mobile home site** unless stored within a permitted **secondary building**.
- No outdoor portion of a **mobile home park** shall be used for or permitted to be used for the wrecking or storage of derelict automobiles, trucks, tractors, machinery,

lumber, inflammable debris or other unused items or equipment which the owner or the approval authority considers to be a public nuisance or junk.

- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development, yards**, projections into **yards**, lighting, agricultural setbacks, etc.); the specific **use** regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7.
- As per Section 4.10.2 - All **buildings and structures, excluding perimeter fencing (garden walls and fences)** on **lots abutting** City Roads as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B".
(Bylaw 5440)