

## 9.3 MHS – Mobile Home Site

### 9.3.1 Purpose

A zone to accommodate **Mobile Homes** on individual **Mobile Home Sites** including within a **Mobile Home Park** setting.



### 9.3.2 Permitted Uses

**Uses** permitted as **Principal** or **Accessory Uses** in this zone are indicated with the symbol ● in the following table and **Uses** not listed are prohibited.

Use	Principal	Accessory
<b>Housing</b>		
<b>Mobile Home</b>	●	
<b>Security or Operator of Dwelling Unit</b> (Bylaw 6012)		●
<b>Commercial</b>		
<b>Home Based Business</b>		●
<b>Office</b>		●
<b>Short-term Rental Accommodation</b>		●
<b>Community</b>		
<b>Housing Care Centre</b>	●	
<b>Supportive Housing</b>	●	
<b>Agricultural</b>		
<b>Urban Agriculture</b>		●

### 9.3.3 Density of Housing Use

Maximum **Density** is 20 **Mobile Homes** / ha (8 **Mobile Homes** / ac) and one **Mobile Home** per **Lot** in a **Mobile Home** subdivision or **Mobile Home Site** in a **Mobile Home Park**.

### 9.3.4 Subdivision Lot Area and Dimensions

1. Subdivision regulations for **Mobile Home Parks**:

Minimum **Lot Area**: 2 ha (4.94 ac)

Minimum **Lot Depth**: 50.0 m

Minimum **Lot Width**: 50.0 m

2. Development regulations for **Mobile Home Parks**:

Lot Line	Setback	Maximum Site Coverage
Front	4.5 m	50%
Rear	4.5 m	
Side	4.5 m	
Flanking Side	4.5 m	

3. Development regulations for **Mobile Home Sites** within a **Mobile Home Park** or **Lots** within a **Mobile Home** subdivision:i. **Mobile Home Site** dimensions:

Minimum Area:	250.0 m <sup>2</sup>
Minimum Depth:	25.0 m
Minimum Width:	<b>Interior Lot:</b> 10.0 m <b>Exterior Lot:</b> 12.0 m

ii. **Buildings** and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street**, **Lot**, **Laneway** or **Alley**, according to the character of the **Building** or **Structure** described in the right-hand column of the table.

Lot Line Abutting a:	Minimum Setback		
	Dwelling Unit(s)	Accessory Building(s)	Garage or carport
<b>Street</b>	4.0 m	4.0 m	6.0 m
<b>Laneway or Alley</b>	1.5 m	1.5 m	N/A
<b>Housing Lot</b>	1.5 m	1.5 m	N/A
<b>Non-housing Lot</b>	3.0 m	1.5 m	N/A

iii. **Buildings** and **Structures** of the type indicated in the left-hand column of the following table must not exceed the **Height** indicated in the right-hand column of the table.

Type	Maximum Height
<b>Mobile Home</b>	8.0 m
<b>Accessory Building(s)</b>	4.5 m

### 9.3.5 Development Regulations

- Each **Mobile Home** shall be provided with an individual **Mobile Home Site**, with either public or private road access.
- One **Office** is permitted for the management and operation of a **Mobile Home Park**. No other **Office Uses** are permitted.

3. One **Security** or **Operator Dwelling Unit** is permitted on a Lot. *(Bylaw 6012)*
4. **Vehicle** access must be from an abutting **Laneway** where a **Laneway** is available. Where no **Laneway** is available, access shall be from the lower classification of road. One **Vehicle** access per **Site** shall be permitted, or as determined by the **Director of Planning & Community Services**. *(Bylaw 6012)*