

Section 78: R3 Residential Mobile Home Park District

78.1 Purpose:

To provide an area for and to regulate the development and use of land for mobile homes, and other uses herein listed, which are compatible with a residential area and located with comprehensively designed parks wherein sites are rented or owned as part of a condominium.

78.2 Uses:

Permitted Uses	Discretionary Uses
Accessory Building Building Demolition Home Occupation Mobile Homes < Eight (8) years of age from the date of Development Permit Application Park Models < Eight (8) years of age from the date of Development Permit Application Public Use	Mobile Homes > Eight (8) years of age from the date of Development Permit Application Signs related to the Mobile Home Park Park Models > Eight (8) years of age from the date of Development Permit Application Utility Building

78.3

Site Regulations:

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district.

Minimum Park Size	2.0 hectares.
Maximum Gross Density	20 units per hectare
Site Coverage	Maximum 35%.
Roadways	Roadways shall have at least a 12.0 metre right-of-way and a carriageway of no less than 8.0 metres in width.
Minimum Floor Area	Mobile Home – 66.0 square metres Park Model – 44.0 square metres
Minimum Site Width	12.0 m
Setbacks	7.0 m from any park boundary. 3.0 m from any internal access road or common parking area. 6.0 m from any front lot line 1.5 m from any side lot line. 3.0 m from any rear lot line.
Accessory Buildings	Section 34 of this Bylaw.

<p>Additional Regulations</p>	<ol style="list-style-type: none"> 1. A site plan shall be required prior to the development of land in this district. The plan must include the following to the satisfaction of the Development Authority: access, road system, walkway system and site pattern showing dimensions and structures; provision for on-site garbage collection facilities; open space at a minimum of 5% of the park, designated for recreational and playground use, provision of a landscaped buffer of 4.6 m or greater between any mobile home/park model and the lot line bounding the manufactured home park; provisions for outdoor lighting; identification and directional signs; location of parking aprons (hard surfaced) for every proposed lot; proposed location of mobile home for every lot; proposed landscaping of the individual lots and throughout the park; screened storage compound for trucks, trailers, campers, snowmobiles, boats, etc; shall establish guidelines and standards satisfactory to the Development Authority governing design and materials of carports, patios, storage buildings, skirting, fences, fuel storage and supply facilities and other attached or detached structures; and such other information as deemed necessary by the Development Authority. 2. Within the mobile home park no mobile homes and park models, including attached structures, shall be within 3.0 m (9.8 feet) from any mobile home or park model, including any attached structures or permanent park structures that are located directly on the opposite side of a park street. 3. All mobile homes and park models shall have CSA and Alberta Building Standards (ABS) label numbers. 4. Equipment used for transportation of mobile homes shall be removed from the dwelling and finishing installed within 30 days of placement. 5. All attached or accessory structures such as room additions, porches, sun rooms, garages and garden sheds shall be a factory prefabricated units or of an equivalent quality and shall be pre-finished or painted so that the design and construction complements the principal building. 6. The roof line of any addition shall not exceed the height of the dwelling.
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	<ol style="list-style-type: none">7. A lot may be used only for the siting of one mobile home or park model8. Designated visitor parking areas shall be evenly distributed throughout the park, and each visitor parking shall include a minimum of three parking stalls:9. Pursuant to the Municipal Government Act, the owner or agent of every designated mobile home park in the Town shall notify the assessor of the Town in writing of: any mobile homes or park models locating in the park, or moving to a different site within the park, within 10 days of the changes with the following information; name and address of the owner of the mobile home or park model; make and serial number of the mobile home or park model, site location of the unit within the park; and any change of ownership or any removal of a mobile home from the park 10 days prior to change or removal.10. The storage area for vehicles, recreation vehicles, water craft and other items that cannot be stored on a mobile home lot shall, where possible, be provided with a minimum of 19 m² (205 square feet) of storage area per mobile home lot.11. A storage area shall be enclosed or screened by trees, landscape features or fences or a combination thereof to the satisfaction of the Development Authority.12. No vehicle over 4,536 kilograms (9,979 lbs.) shall be parked on a mobile home park lot or mobile home park street for longer than is reasonably required to load or unload such vehicle.13. No vehicle greater than 7.6 m (24.9 feet) in length may be parked on a mobile home lot within a mobile home park.14. No more than one recreation vehicle or trailer may be parked on a lot within a mobile home park. A licensed recreation vehicle, owned by a temporary guest of the occupants, may be parked on that lot, regardless of its size, for a period not exceeding two weeks.15. The outdoor storage of materials, products, equipment or machinery shall not be permitted in this district except in designated storage areas.16. All utility lines shall be placed underground or as may be stipulated in a development agreement.17. Mobile home parks shall be fully serviced with approved common water distribution and sewage collection systems.
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