

10.8. MANUFACTURED HOME PARK ZONE (RMP)

.1 Purpose

To accommodate manufactured home parks.

.2 Principal Uses, Buildings and Structures

- (a) Manufactured home park

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
 (b) Caretaker unit
 (c) Care facility, minor
 (d) Home based business, minor

.4 Site Specific Uses, Buildings and Structures

- (a) On Part of Lot 5, Plan 23091, DL 2602, ODYD, except Plan KAP45961 (1850 Shannon Lake Road): single detached dwellings

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area:	
i.	Manufactured home park	2.0 ha (4.9 ac)
ii.	Manufactured home space	380 m ² (4,090.3 ft ²)
(b)	Minimum frontage:	
i.	Manufactured home park	40.0 m (131.2 ft)
ii.	Manufactured home space	12.0 m (39.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
i.	Manufactured home park	20 dwelling units/ha
ii.	Caretaker unit	1 per manufactured home park
(d)	Maximum parcel coverage	
		50% of the manufactured home space
(e)	Maximum building height:	
i.	Caretaker unit and modular home	10.0 m (32.8 ft) to a maximum of 3 storeys
ii.	Mobile home	5.0 m (16.4 ft)
iii.	Accessory buildings and structures	4.0 m (13.1 ft)
SITING REGULATIONS		
(f)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
i.	Any parcel boundary of the manufactured home park	4.5 m (14.8 ft)
ii.	Front boundary of the manufactured home space or private access easement, whichever is closer	4.0 m (13.1 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
iii.	Interior side boundary of the manufactured home space or private access easement, whichever is closer	1.5 m (4.9 ft) except it is 3.0 m (9.8 ft) from a private access easement

iv.	Exterior side boundary of the manufactured home space or private access easement, whichever is closer	3.0 m (9.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
v.	Rear boundary of the manufactured home space or private access easement, whichever is closer	1.5 m (4.9 ft)
vi.	A1 Zone or ALR	Subject to Section 3.25

.6 Other Regulations

- (a) Despite the definition of 'parcel coverage', parcel coverage in this zone means the percentage of the surface area of a manufactured home space that is covered by a manufactured home, caretaker unit and accessory buildings and structures, measured to the outer surface of the exterior walls.