

SECTION 11

MOBILE / MODULAR HOME PARK ZONE (MH)

11.1 Permitted Uses

- (a) residential mobile and/or modular home park;
- (b) home occupations;
- (c) accessory uses, buildings, and structures.

11.2 Permitted Buildings and Structures

- (a) mobile homes and/or modular homes;
- (b) accessory buildings and structures such as an administrative or rental office, a sales office, a recreation centre, a tuck shop to serve the day to day commercial needs of the residents.

11.3 Requirements for Mobile/Modular Home Parks

- 11.3.1 Lot Area, Minimum 4 hectares
- 11.3.2 Lot Frontage, Minimum 45 metres
- 11.3.3 Front Yard, Minimum 18 metres
- 11.3.4 Interior Side Yard, Minimum 7.5 metres
- 11.3.5 Exterior Side Yard, Minimum 18 metres
- 11.3.6 Rear Yard, Minimum 7.5 metres
- 11.3.7 Density, Maximum 20 units/hectare
- 11.3.8 Landscaped Open Space, Minimum 5 percent
- 11.3.9 Park or Playground Area, Minimum 5 percent of total lot area
- 11.3.10 Building Height, Maximum 10.5 metres
- 11.3.11 Parking Requirements: As contained in Section 5 of this By-law.

11.3.12 Planting Strip

A planting strip in accordance with Section 5.21 shall be provided around the perimeter lot lines of the mobile/modular home park.

11.3.13 Servicing

Individual mobile and/or modular home sites shall be serviced by a communal water supply system and a communal sanitary sewage facility.

Notwithstanding the foregoing, the Mobile/Modular Home Park on Part Lot 11, Concession 1, Ellice Ward may be serviced by individual septic systems on each site, subject to the requirements of the appropriate authority for sewage disposal.

11.4 Requirements for Mobile Home Sites/Modular Home Sites

11.4.1 Site Area, Minimum	420 square metres
11.4.2 Site Frontage, Minimum	13.5 metres
11.4.3 Site Front Yard, Minimum	6 metres
11.4.4 Site Side Yard, Minimum	2 metres
11.4.5 Site Rear Yard, Minimum	6 metres
11.4.6 Site Coverage, Maximum	35 percent
11.4.7 Floor Area of Unit, Minimum	65 square metres