

## PART 3E

### RMH – RESIDENTIAL MANUFACTURED HOME ZONE

#### 3E.1 INTENT

This zone is intended to accommodate a neighbourhood characterized by manufactured homes within a manufactured home park setting.

#### 3E.2 APPLICATION

- (1) The regulations, standards and requirements prescribed in Part 3E apply to all land uses and developments in the Residential Manufactured Home zone.
- (2) The requirements of Chapter 1 apply to all proposed land uses and developments in the Residential Manufactured Home zone.
- (3) The Residential Manufactured Home zone shall apply to:
  - (a) lands intended to accommodate a Manufactured Home Park; or
  - (b) an existing lot with an individual Manufactured Home development.

#### 3E.3 LAND USE REQUIREMENTS

##### 3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

- (1) Table 3E.T1 lists building types that are permitted or discretionary in the Residential Manufactured Home zone.
- (2) Any building types other than those listed in Table 3E.T1 are prohibited in the Residential Manufactured Home zone.
- (3) Only a lot that is a Manufactured Home Park can contain multiple buildings that are permitted or discretionary in the Residential Manufactured Home zone.

TABLE 3E.T1: RESIDENTIAL MANUFACTURED HOME ZONE BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Manufactured Home	Where a Building, Manufactured Home currently or previously existed on the lot or when developed as part of a Manufactured Home Park.	---	---

### 3.2 LAND USE REQUIREMENTS

- (1) Table 3E.T2 lists land uses and land use intensities that are permitted or discretionary in the Residential Manufactured Home zone, subject to compliance with:
  - (a) the land use specific regulations in Table 3E.T2;
  - (b) the development standards in subpart 3E.4;
  - (c) the parking and loading requirements in subpart 3E.6;
  - (d) the landscaping and aesthetic screening requirements of subpart 3E.7; and
  - (e) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 3E.T2, the Development Officer shall evaluate the application based on the review criteria for discretionary uses listed in section 1E.3.6 of this Bylaw.
- (3) The following land uses are prohibited in the Residential Manufactured Home zone:
  - (a) any land use that is not listed in Table 3E.T2;
  - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 3E.T2; and
  - (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw.

<b>TABLE 3E.T2: RESIDENTIAL MANUFACTURED HOME ZONE LAND USES</b>				
<b>Sec.</b>	<b>Land Uses Group</b>	<b>Permitted</b>	<b>Discretionary</b>	<b>Land Use Specific Regulations</b>
<b>T2.1</b>	<ul style="list-style-type: none"> <li>• Dwelling, Group Care</li> <li>• Dwelling, Unit</li> </ul>	Permitted	---	---
<b>T2.2</b>	<ul style="list-style-type: none"> <li>• Open Space, Active</li> </ul>	Permitted	---	<p>(1) The “Open Space, Active” land use may not be established where it will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(2) The measurement required in subsection (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” land use to the nearest portion of the lot with an “Open Space, Active” land use.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
<b>1ET2.3</b>	<ul style="list-style-type: none"> <li>• Assembly, Community</li> <li>• Assembly, Recreation</li> <li>• Assembly, Religious</li> <li>• Institution, Day Care</li> <li>• Service Trade, Homestay</li> </ul>	---	Discretionary	<p>(1) An land use in the Assembly land use class:</p> <p>(a) shall not be operated from an accessory building; and</p> <p>(b) shall be located only on sites adjoining and accessed by a collector or arterial street.</p> <p>(2) An “Assembly, Community” or “Institution, Day Care” land use may not be established where it will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(3) The measurement required in subsection (2) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” land use to the nearest portion of the lot with the “Assembly, Community” or “Institution Day Care” land use; and</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
<b>T2.4</b>	<ul style="list-style-type: none"> <li>• Public Use, General</li> <li>• Utility, General</li> </ul>	Permitted	---	There shall be no exterior storage of goods, materials or equipment.

<b>TABLE 3E.T2: RESIDENTIAL MANUFACTURED HOME ZONE LAND USES</b>				
<b>Sec.</b>	<b>Land Uses Group</b>	<b>Permitted</b>	<b>Discretionary</b>	<b>Land Use Specific Regulations</b>
<b>T2.5</b>	<ul style="list-style-type: none"> <li>• Manufactured Home Park</li> </ul>	---	Discretionary	<p>(1) A “Manufactured Home Park” shall provide a site or sites for all of the following uses associated with the operation of the development:</p> <p>(a) “Office, Professional”;  (b) “Storage, Personal”; and  (c) “Storage, Warehouse”;</p> <p>(2) Ten per cent of the lot area of “Manufactured Home Park” shall be developed for uses mentioned in clause (1) and recreational uses including an outdoor recreational facilities.</p>
<b>T2.6</b>	<ul style="list-style-type: none"> <li>• Office, Professional</li> <li>• Storage, Personal</li> <li>• Storage, Warehouse</li> </ul>	Permitted as accessory to a Manufactured Home Park.	---	The building or structure used for these uses shall be subject to provisions of the accessory buildings or structures prescribed in Table 3E.T5.
<b>T2.7</b>	<ul style="list-style-type: none"> <li>• Residential Business</li> </ul>	<p>Permitted if the Residential Business:</p> <p>(a) does not occupy more than 25 per cent of the gross floor area of the building used for the Dwelling Unit; or</p> <p>(b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by The Child Care Act.</p>	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the building used for the Dwelling Unit.	<p>(1) For the purpose of this section, the gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building.</p> <p>(2) Where more than one “Residential Business” is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.7.</p> <p>(3) A “Residential Business” shall be a land use defined in Chapter 2, except those listed in section (5).</p> <p>(4) Notwithstanding the permitted or discretionary area requirements of section T2.7, a “Residential Business” shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area.</p> <p>(5) The following land uses or land use classes are prohibited as a “Residential Business” in the Residential Manufactured Home zone:</p> <p>(a) any land use in the “Agriculture” land use class, except “Agriculture, Indoor”;</p> <p>(b) any land use in the “Assembly” land use class;</p>

TABLE 3E.T2: RESIDENTIAL MANUFACTURED HOME ZONE LAND USES				
Sec.	Land Uses Group	Permitted	Discretionary	Land Use Specific Regulations
T2.7	• Residential Business			<p>(c) any land use in the “Drive-Through” land use class;</p> <p>(d) any land use in the “Dwelling” land use class;</p> <p>(e) any land use in the “Food &amp; Beverage” land use class, except “Food and Beverage, Catering”;</p> <p>(f) any land use in the “Industry” land use class, except “Industry, Artistic”;</p> <p>(g) any land use in the “Institution” land use class, except “Institution, Training” and “Institution, Day Care”;</p> <p>(h) any land use in the “Open Space” land use class;</p> <p>(i) any land use in the “Retail Trade” land use class;</p> <p>(j) any land use in the “Service Trade” land use class except “Service Trade, Personal,” “Service Trade, Light” and “Service Trade, Homestay”;</p> <p>(k) any land use in the “Transportation” land use class;</p> <p>(l) any land use in the “Wholesale Trade” land use class;</p> <p>(m) any land use in the “Public Use” land use class; and,</p> <p>(n) any land use in the “Utility” land use class.</p> <p>(6) No exterior storage or exterior operation of the “Residential Business” shall be permitted.</p> <p>(7) No window display of merchandise shall be permitted.</p> <p>(8) Notwithstanding clause T2.7(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the business.</p> <p>(9) A “Residential Business” falling under the discretionary area requirements of section T2.7 shall only be considered in locations designated, as “live/work” areas through a secondary or concept plan.</p>

### **3.3 COMBINATION OF USES**

- (1) Subject to the land use specific regulations listed in Table 3E.T2, permitted or discretionary principal buildings in the Residential Manufactured Home zone may include a combination of uses that are either permitted or discretionary in the Residential Manufactured Home zone.
- (2) each principal use shall be in a separate unit within the building.
- (3) the land use specific regulation from Table 3E.T2 for each of the combined uses shall apply.
- (4) where there is a conflict between the land use specific regulations for any set of uses, the most stringent land use specific regulation shall apply.

## **3E.4 DEVELOPMENT STANDARDS**

### **4.1 DEVELOPMENTS STANDARDS**

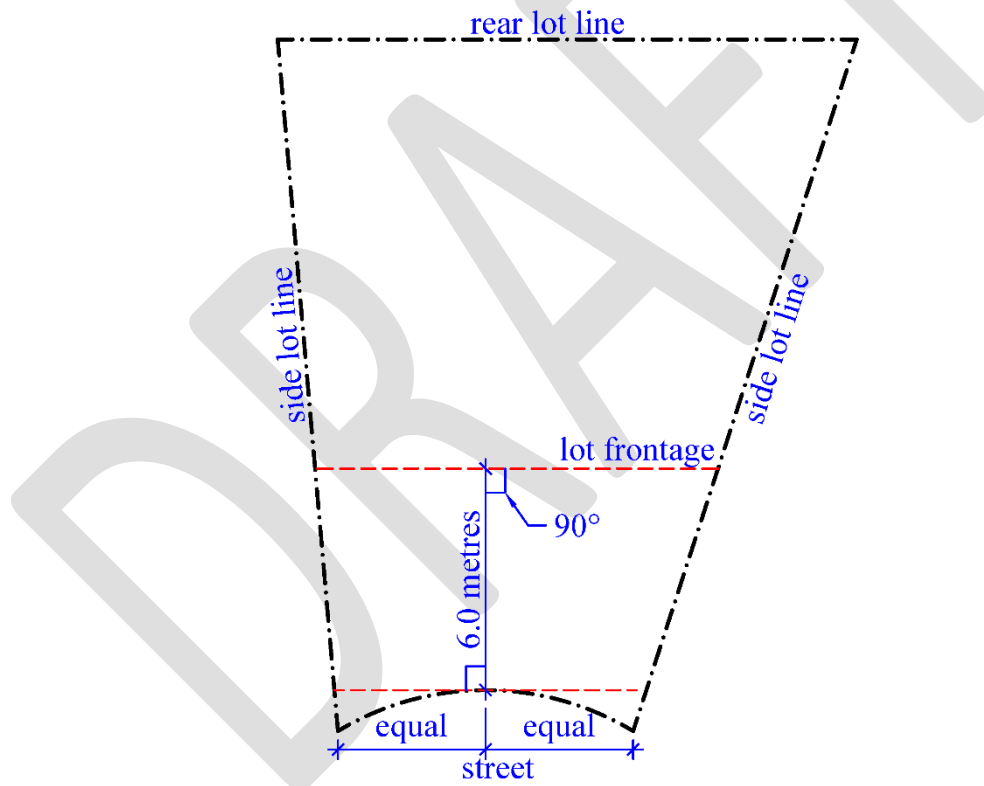
The standards prescribed in Table 3E.T3 shall apply to all principal buildings and land uses in the Residential Manufactured Home zone.

<b>TABLE 3E.T3 RESIDENTIAL MANUFACTURED HOME ZONE DEVELOPMENT STANDARDS</b>			
<b>Sec.</b>	<b>Development Criteria</b>	<b>Standards (Per Lot)</b>	
		• <b>Manufactured Home</b>	• <b>Manufactured Home Park</b>
<b>T3.1</b>	<b>Minimum Lot Area</b>		
	(1) Lots with rear lane access	200 square metres	Sum of minimum lot area as identified in T3.1 for each building type on the lot.
	(2) Lots without rear lane access	233 square metres	
<b>T3.2</b>	<b>Minimum Lot Frontage</b>		
	(1) Lots with rear lane access	7.3 metres	Where buildings on the lot front a public road: the sum of minimum lot frontage as identified in T3.2 for each building fronting a public street; otherwise: 7.5 metres.
	(2) Lots without rear lane access	8.5 metres	
<b>T3.3</b>	<b>Minimum Front Yard Setback</b>		
	(1) To garage (Subject to subclause 3E.6.4(4)(b))	6.0 metres	6.0 metres
	(2) To non-garage portion of the building		
	(a) where a landscaped boulevard exists between the curb and the public sidewalk.	3.0 metres	3.0 metres
	(b) where no landscaped boulevard exists between the curb and the public sidewalk.	4.5 metres	4.5 metres
<b>T3.4</b>	<b>Minimum Rear Yard Setback</b>	4.0 metres	4.0 metres
<b>T3.5</b>	<b>Minimum Side Yard Setback For corner lots</b>		
	(1) Where the lot frontage is less than 10 metres		
	(a) flankage yard	450 millimetres	450 millimetres
	(b) total side yard	1.2 metres	1.2 metres
	(2) Where the lot frontage is more than 10 metres		
	(a) flankage yard	450 millimetres	450 millimetres
	(b) total side yard	1.65 metres	1.65 metres
<b>T3.6</b>	<b>Minimum Side Yard Setback For interior lots</b>		
	(1) Where the lot frontage is less than 10 metres		
	(a) single side yard	450 millimetres	450 millimetres
	(b) total side yard	1.2 metres	1.2 metres
	(2) Where the lot frontage is more than 10 metres		
	(a) single side yard	1.2 metres	1.2 metres
	(b) total side yard	2.4 metres	2.4 metres
<b>T3.7</b>	<b>Maximum Coverage</b>	50%	50%
<b>T3.8</b>	<b>Maximum Floor Area Ratio</b>	0.50	0.50
<b>T3.9</b>	<b>Maximum Building Height</b>	11 metres	11 metres

## 4.2 LOT FRONTAGE

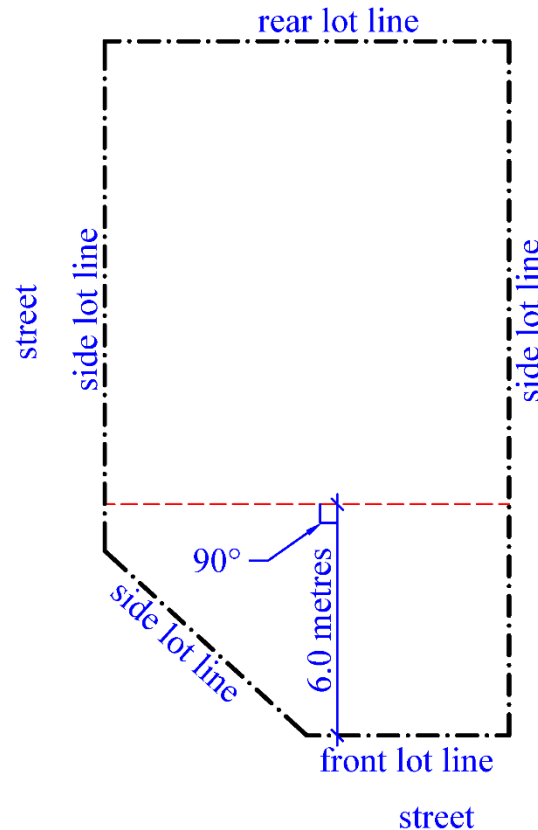
- (1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 3E.F1:
  - (a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;

- (b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 3E.4.2(1)(a);
  - (c) the lot frontage shall be measured as a line perpendicular to the six-metre distance line prescribed in subclause 3E.4.2(1)(b).
- (2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 3E.F2:
- (a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line;
  - (b) the lot frontage shall be measured as a line perpendicular to the six-metre distance line prescribed in subclause 3E.4.2(2)(a).



**Figure 3E.F1: Minimum Lot Frontage for a Curved Front Lot**





**Figure 3E.F2: Minimum Lot Frontage on a Corner Lot**

#### **4.3 PERMITTED YARD ENCROACHMENTS**

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 3E.T4.
- (2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.
- (3) The minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Table 3E.T3 and 3E.T4.

**TABLE 3E.T4: PERMITTED ENCROACHMENT STANDARDS**

Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line	Maximum Projection Area
<b>T4.1</b>	Structural addition to a Building, Manufactured Home	<ul style="list-style-type: none"> <li>• Front Yard</li> </ul>	1.5 metres	The lesser of:  (a) Minimum side yard setback requirements for the principal building on site; or (b) Existing side yard setback of the building on site.	12 square metres
<b>T4.2</b>	Structural addition to a Building, Manufactured Home	<ul style="list-style-type: none"> <li>• Side Yard</li> <li>• Rear Yard</li> </ul>	Unrestricted	1.2 metres	8 square metres
<b>T4.3</b>	Fire escape	<ul style="list-style-type: none"> <li>• Front Yard</li> <li>• Interior Side Yards</li> <li>• Flankage Yard</li> <li>• Rear Yard</li> </ul>	1.5 metres	150 millimetres	N/A
<b>T4.4</b>	Uncovered Balcony, Deck or Platform				
	(1) Portion that is 600 millimetres or more in height above grade.	<ul style="list-style-type: none"> <li>• Front Yard</li> <li>• Rear Yard</li> </ul>	1.5 metres	The lesser of the minimum side yard setback requirements for the principal building on site or the existing side yard setback of the building on site.	N/A
	(2) Portion that is less than 600 millimetres in height above grade.	<ul style="list-style-type: none"> <li>• Front Yard</li> <li>• Interior Side Yards</li> <li>• Flankage Yard</li> <li>• Rear Yard</li> </ul>	Unrestricted	Unrestricted	Unrestricted
<b>T4.5</b>	Porch	<ul style="list-style-type: none"> <li>• Front Yard</li> <li>• Rear Yard</li> </ul>	1.5 metres	3.0 metres	Unrestricted
<b>T4.6</b>	Steps above or below grade, landings and wheelchair ramps	<ul style="list-style-type: none"> <li>• Front Yard</li> <li>• Interior Side Yards</li> <li>• Flankage Yard</li> <li>• Rear Yard</li> </ul>	Unrestricted	Unrestricted	Unrestricted
<b>T4.7</b>	Children's play equipment, fences, gutters, retaining walls or other landscape features and decorative structures	<ul style="list-style-type: none"> <li>• Front Yard</li> <li>• Interior Side Yards</li> <li>• Flankage Yard</li> <li>• Rear Yard</li> </ul>	Unrestricted	Unrestricted	Unrestricted

#### **4.4 HEIGHT EXCEPTIONS**

- (1) Subject to subsection 3E.4.4(2), the height limitation of Table 3E.T3 shall not apply to any of the following:
  - (a) a spire;
  - (b) a belfry;
  - (c) a cupola;
  - (d) a dome;
  - (e) a chimney;
  - (f) a ventilator;
  - (g) a skylight;
  - (h) a water tank;
  - (i) a bulkhead;
  - (j) a communication antenna; or
  - (k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (2) The features mentioned in subsection 3E.4.4(1):
  - (a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
  - (b) may not be used for human habitation; and
  - (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

### **3E.5 ACCESSORY USE, BUILDING AND STRUCTURE**

#### **5.1 ACCESSORY BUILDING OR STRUCTURE LOCATION**

Detached accessory buildings or structures shall not be located in the front yard, except those listed in 3E.T4.7.

## 5.2 ACCESSORY BUILDING OR STRUCTURE DEVELOPMENT STANDARDS

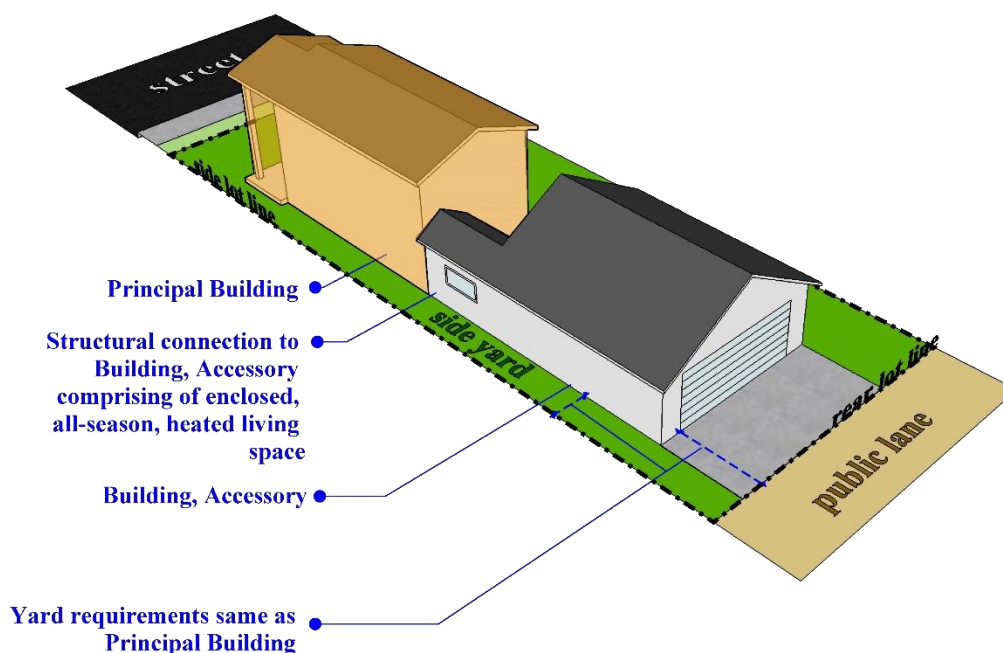
The standards prescribed in Table 3E.T5 apply to all accessory buildings or structures in the Residential Manufactured Home zone.

TABLE 3E.T5 RESIDENTIAL MANUFACTURED HOME ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES		
Sec.	Development Criteria	Standard (Per Lot)
T5.1	<b>Maximum Area</b>	
	(1) Accessory to: (a) Building, Manufactured Home	75 square metres
	(2) Accessory to: (a) Any type of building within a Manufactured Home Park (b) Assembly, Community or Assembly, Religious (c) Public Use, General (d) Utility, General	Greater of 75 square metres or 15 per cent of the lot area.
T5.2	<b>Minimum Setback for an Accessory Building or Structure on an interior lot</b>	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from rear lot line	
	(i) where the vehicular access door of a garage faces the rear lot line adjoining a public lane; or	1.5 metres
	(ii) otherwise	600 millimetres
	(b) setback from side lot lines	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
T5.3	(a) setback from side lot line	Same as otherwise required for the principal building on site.
	<b>Minimum Setback for an Accessory Building or Structure located on a corner lot</b>	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from rear lot line:	
	(i) where a vehicular access door of a garage faces rear lot line adjoining a public lane; or	1.5 metres
	(ii) otherwise	600 millimetres
	(b) Setback from side lot line:	
	(i) where a vehicular access door of a garage faces flankage lot line; or	1.5 metres from flankage lot line; and 6.0 metres from back of walk/curb, if present.
	(ii) otherwise	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) Setback from side lot line	
T5.4	(i) where a vehicular access door of a garage faces flankage lot line; or	1.5 metres from flankage lot line; and 6.0 metres from back of walk/curb, if present.
	(ii) otherwise	Same as otherwise required for the principal building on site.
T5.4	<b>Minimum Setback from a principal building on the site</b>	1.0 metre
T5.5	<b>Maximum Height</b>	
	(1) An accessory building used as a communal amenity area in a Manufactured Home Park	Same as Principal Building on site.
	(2) Otherwise	4.0 metres

## 5.3 ACCESSORY BUILDING OR STRUCTURE EXCEPTIONS

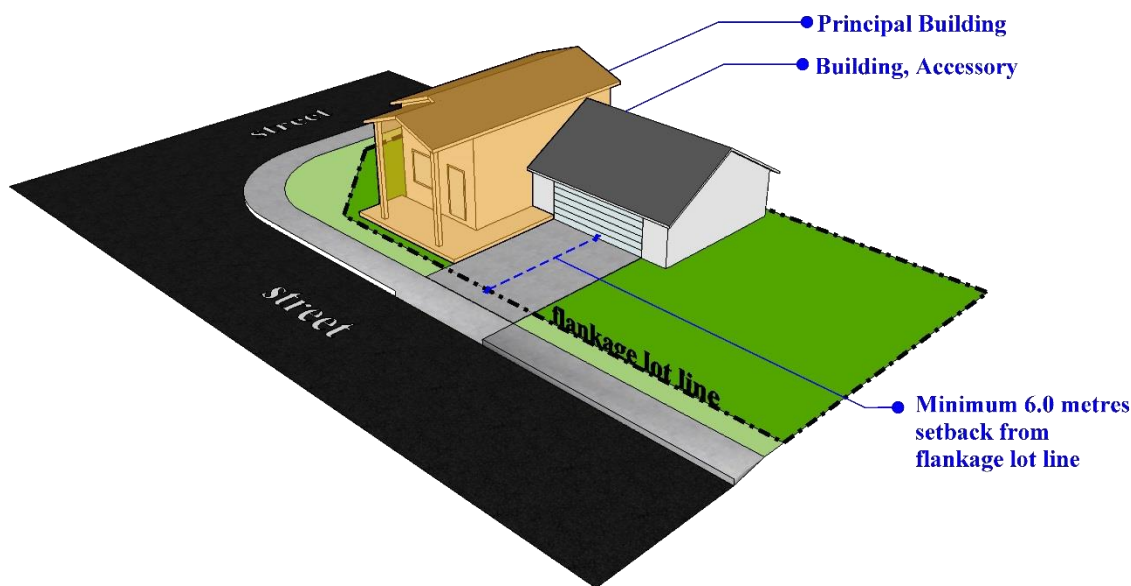
- (1) Notwithstanding the minimum setback requirements for an accessory building or structure specified under Table 3E.T5:

- (a) where an accessory structure is structurally attached to the principal structure as continuous building envelope, it shall be considered as a part of the principal structure, and shall maintain the yard requirements of the principal building (see Figure 3E.F3):



**Figure 3E.F3: Accessory Connection**

- (b) where access to an attached garage or carport is provided directly from a flankage side, setback to the attached garage or carport shall be minimum 6.0 metres from the flankage lot line (see Figure 3E.F4).



**Figure 3E.F4: Flankage Parking**

- (2) The minimum setback requirements of Table 3E.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and is located in the rear or side yard, provided that no part of the accessory structure can overhang the property line.
- (3) Where a detached accessory structure mentioned in subsection 3E.5.3(2) is located on a corner lot, the same side yard setback shall be maintained from the corner side as required for the principal building.
- (4) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in 3E.T4.7.

## **3E.6 PARKING AND LOADING**

### **6.1 NO OBSTRUCTION**

For a Building, Manufactured Home containing non-dwelling land uses, parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

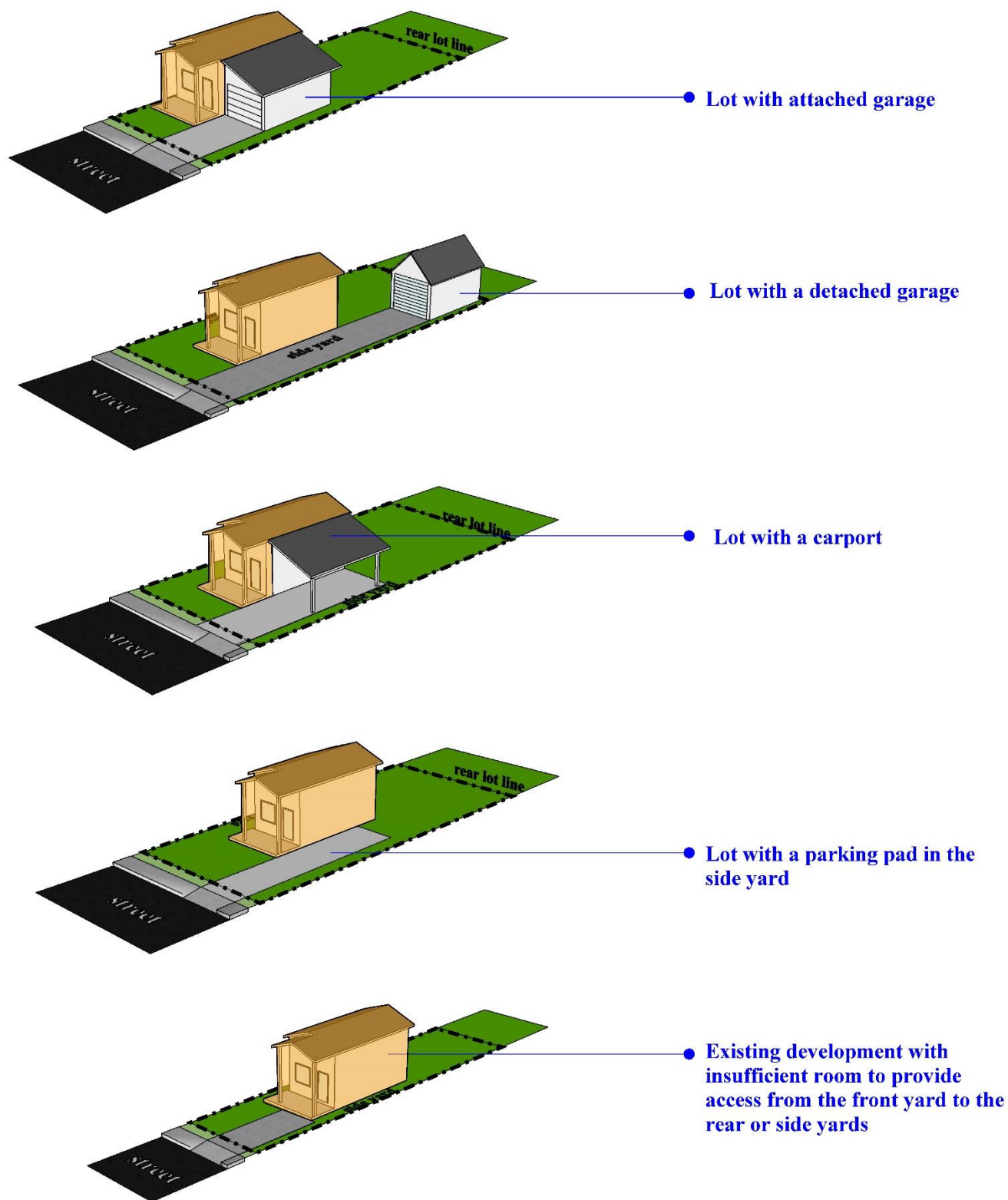
### **6.2 ACCESSIBLE PARKING STALLS**

- (1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Residential Manufactured Home zone.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
  - (a) accessible building entrance if it exists; or
  - (b) building entrance with shortest path of travel from the accessible parking stalls.

### **6.3 MOTOR VEHICLE REGULATIONS**

- (1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area as prescribed in subpart 1F.3 of Chapter 1.
- (2) No motor vehicle parking stalls shall be in:

- (a) areas provided to meet the total site landscaping area; or
  - (b) the required front yard unless otherwise specified in this Bylaw.
- (3) Motor vehicles parked on site shall only be parked in approved parking stalls or on an approved driveway leading up to a garage, carport or legal parking pad located on site (see Figure 3E.F5).



**Figure 3E.F5: Front Yard Parking**



- (4) The following requirements apply in determining the location of access to parking on a lot in the Residential Manufactured Home zone:
  - (a) where a lot backs onto a lane, vehicle access to the required parking stall shall be from the lane;
  - (b) notwithstanding clause 3E.6.3(4)(a), front yard vehicular access may be permitted, where:
    - (i) the lot has a lawfully existing building and a lawfully existing parking stall with access provided from the front yard; or
    - (ii) more than 80 per cent of principal buildings on the same blockface have existing front yard vehicular access with the proper surface type; and
    - (iii) the lot has a minimum frontage of 8.5 metres.
  - (c) where a lot does not back onto a lane, the following conditions allow for front yard parking:
    - (i) the lot has an attached garage with access provided from the front yard; or
    - (ii) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the front yard (See Figure 3E.F5); or
    - (iii) the lot contains an existing development with insufficient room to provide access from the front yard to the rear or side yards.
- (5) Where a lot in the Residential Manufactured Home zone is a corner lot, the following conditions allow for flankage yard parking:
  - (a) the lot has an attached garage with access provided from the flankage yard;
  - (b) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the flankage yard; or
  - (c) there is insufficient room to provide access from the flankage yard to the rear or side yards.

- (6) Where vehicle access to the required parking stall is provided from the front yard, the number of vehicles parked on a legal driveway located in the front yard is limited to the capacity of the garage, carport or parking pad, or two, whichever is greater.
- (7) The maximum width of a driveway in the Residential Manufactured Home zone shall not exceed the exterior dimensions of the garage, carport or the parking pad for a building containing only Dwelling land uses.

#### **6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS**

- (1) Table 3E.T6 lists the required motor vehicle parking requirements for land uses in the Residential Manufactured Home zone.
- (2) If in determining the number of required motor vehicle parking and loading stalls, a fractional stall is calculated:
  - (a) any fraction up to and including one-half shall be disregarded.
  - (b) any fractions over one-half shall be deemed to be equivalent to one stall.
- (3) The required parking stalls may be provided as tandem parking unless otherwise specified in this Bylaw.
- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.
- (5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 3E.T6: RESIDENTIAL MANUFACTURED HOME ZONE PARKING REQUIREMENTS			
Sec.	Land Use	Motor Vehicle	
T6.1	Dwelling Unit (s) within a Manufactured Home or Manufactured Home Park	One stall is required per Dwelling Unit	
T6.2	Dwelling, Group Care	Greater of: (a) one stall is required per six beds; or (b) two stalls are required.	
T6.3	Service Trade, Homestay	0.5 stall per Service Trade, Homestay is required in addition to the parking requirement for the Dwelling Unit.	
T6.4	Business, Residential	(1) A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot if the Residential Business utilizes a business vehicle. (2) Where the Residential Business is an Institution, Day Care, parking requirements listed under T6.6 shall apply.	
T6.5	Institution, Day Care	(1) One stall is required per land use; and (2) Passenger drop-off stall in accordance with the following:	
		Individuals under care	Minimum number of drop-off stalls
		1-10	1 stall
		10-15	2 stalls
		16-30	3 stalls
		31-45	4 stalls
		46-60	5 stalls
		More than 60	Two additional stalls for each increment of 15 individuals in excess of 60
		(3) Notwithstanding subsection (2), where the applicant demonstrates, to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly.	
		(4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the passenger drop-off stall requirements of subsection (2).	
(5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.			
T6.6	All other land uses	One stall is required per 75 square metres of total floor area.	

## 6.5 MINIMUM LOADING REQUIREMENTS

- (1) On any lot contacting buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.
- (2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 3E.6.5(1).
- (3) Dwelling units shall not be calculated toward the combined gross floor area mentioned in subsection 3E.6.5(1) or (2).
- (4) All loading stalls shall be clearly marked to indicate their purpose.

- (5) Notwithstanding subsections 3E.6.5(1) and (2) the Development Officer may decrease the number of required loading stalls.

## **6.6 BICYCLE PARKING REQUIREMENTS**

- (1) For every 10 required motor vehicle parking stalls in a development containing non-dwelling land uses, whether to meet the parking requirement in Table 3E.T6 or not, there shall be either:
  - (a) two short-term bicycle parking stalls;
  - (b) 0.5 long-term bicycle parking stalls; or
  - (c) an equivalent combination of the clauses 3E.6.6(1)(a) and (b).
- (2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (4) Required long-term bicycle stalls shall be located either:
  - (a) on the grade floor of the principal building(s) on the lot; or
  - (b) within a secure area closer to the entrance than the building's motor vehicle parking stalls.
- (5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

## **3E.7 LANDSCAPING AND AESTHETIC SCREENING**

### **7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS**

- (1) The minimum landscaping requirements prescribed in Table 3E.T7 apply to principal land uses and developments in the Residential Manufactured Home zone.

<b>TABLE 3E.T7: RESIDENTIAL MANUFACTURED HOME ZONE TOTAL SITE LANDSCAPING REQUIREMENTS</b>		
<b>Sec.</b>	<b>Land Use</b>	<b>Minimum Landscaping Requirements</b>
<b>T7.1</b>	For a <ul style="list-style-type: none"> <li>• Dwelling, Unit; or</li> <li>• Dwelling, Group Care within a Building, Manufactured Home</li> </ul>	Within two years of the issuance of an occupancy permit, the entirety of the front yard and side yards abutting a public street or public pathway must be landscaped, excluding: <ul style="list-style-type: none"> <li>(a) a walkway; and</li> <li>(b) a driveway leading to an approved parking stall.</li> </ul>
<b>T7.2</b>	• Manufactured Home Park	Minimum 7.5 metre wide landscaping area along all lot lines adjoining a public street. This area shall be in addition to the area required for recreational use.
<b>T7.3</b>	<ul style="list-style-type: none"> <li>• Assembly, Community</li> <li>• Assembly, Religious</li> <li>• Institution, Day Care</li> <li>• Service Trade, Homestay</li> </ul>	10% total site landscaping area
<b>T7.4</b>	<ul style="list-style-type: none"> <li>• Open Space, Active</li> <li>• Public Use, General</li> <li>• Residential Business</li> </ul>	No requirement

- (2) For all uses listed in section T7.3 of Table 3E.T7, where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in Table 3E.T7.
- (3) If there is a conflict between the requirements in Table 3E.T7, the most stringent requirement shall apply.
- (4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

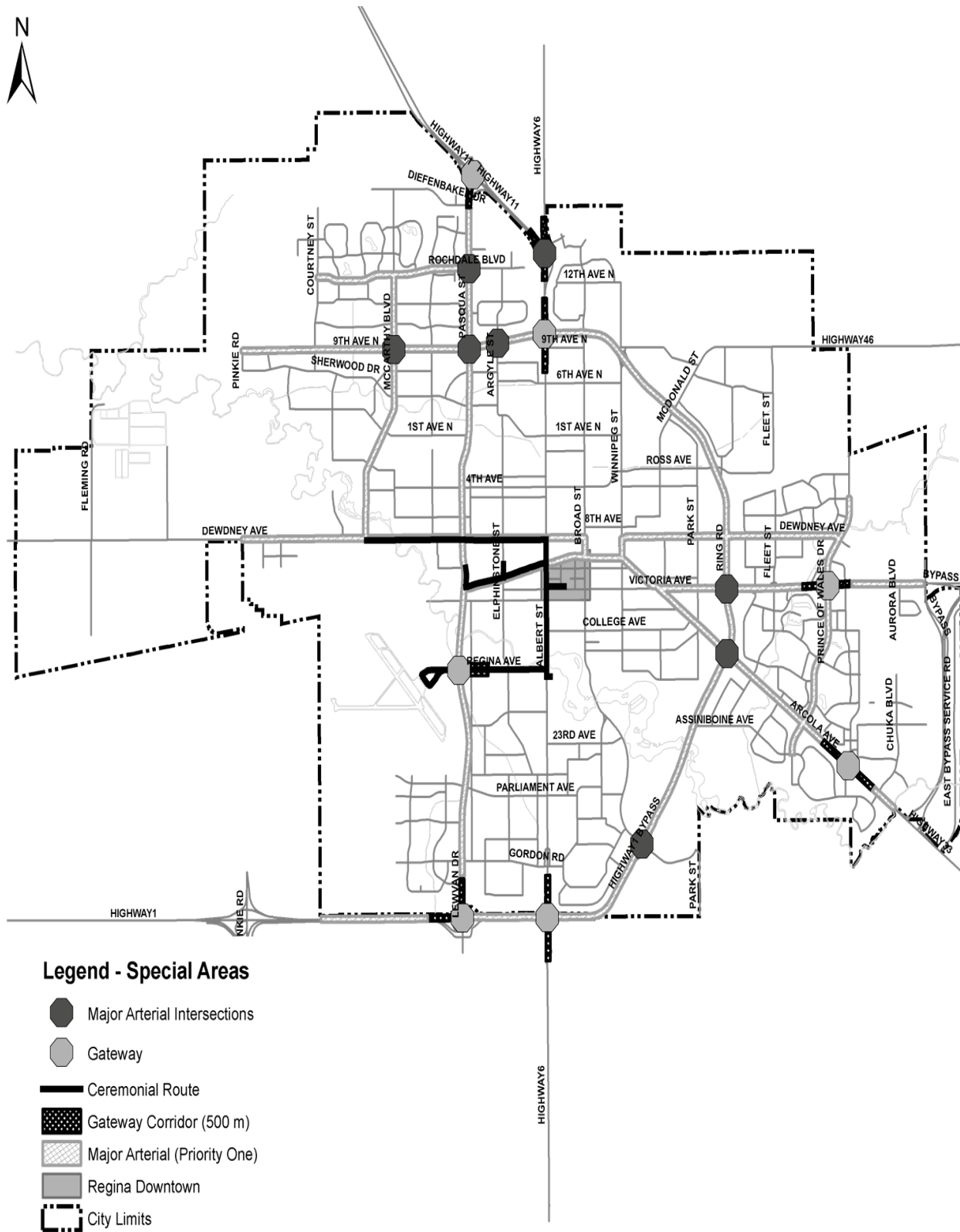
## **7.2 PLANTING REQUIREMENTS**

- (1) For all uses listed in sections T7.2 and T7.3 of Table 3E.T7, the following planting ratios shall apply to achieve the total site landscaping area, as required by Table 3E.T7:
  - (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;
  - (b) for every ten metres along a registered road right-of-way, a minimum of one deciduous tree is required. This includes portions separated from a right-of-way only by an easement or boulevard; and

- (c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

### **7.3 INCLUDED LANDSCAPE AREAS**

- (1) Exposed soil will only be considered toward the total site landscaping area in an Open Space, Active used to grow plants or in shrub beds.
- (2) The total site landscaping area, as required by Table 3E.T7, may include, but is not restricted to:
  - (a) parking area landscaping;
  - (b) major roadways landscape design areas (see Figure 3E.F6);
  - (c) boulevard areas;
  - (d) curbing;
  - (e) perimeter screening; and
  - (f) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 3E.F6 may be subject to additional landscaping requirements.
- (4) Boulevard areas shall only be used to fulfil the total site landscaping requirement, subject to the approval of the Development Officer.



**Figure 3E.F6: Major Roadways Landscape Design Map**

#### **7.4 PRESERVATION OF EXISTING PLANT MATERIAL**

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

#### **7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES**

- (1) A proposed new development or substantial addition to existing development in the Residential Manufactured Home zone shall provide minimum 1.83 metre high aesthetic screening along its abutting lot line, where the proposed development is any non-dwelling land use except Open Space, Active abutting a lot zoned Residential.
- (2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Residential Manufactured Home zone containing four or more dwelling units or a non-dwelling land use shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:
  - (a) all collection areas for garbage, refuse or recycling; and
  - (b) all storage areas that are outdoors or partially outdoors.