

RESIDENTIAL 50

- RES 50 -

- G E N E R A L -

02-5-1 All structures and buildings erected, altered or used in a RES. 50 Zone shall conform to the regulations of this subsection.
1654/74

02-5-2 **- Permitted Uses -**

164/91 No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for purposes other than:

- a) Residential Mobile Home Park.
- b) Commercial facilities supplying essential goods or services for exclusive use of Parks' Residents.
- c) Home occupation, of any nature which does not adversely affect the amenities of the neighborhood.
- d) Accessory building incidental to any of the above uses.
- e) No permanent commercial area shall be set aside for the sale of mobile homes within the mobile home park.
- f) No recreation vehicles, i.e. designed and equipped for travel, recreational and vacation uses and seasonal or temporary occupancy, shall be permitted.

02-5-3 **BUILDING AND LOT REQUIREMENTS**

All mobile home parks shall have full municipal services and shall be developed in accordance with subdivision design standards.

All mobile home parks shall be landscaped according to good design principles to complement the residential nature of the park.

02-5-4 MINIMUM PARK AREA AND FRONTAGE

A parcel of land to be developed into a Mobile Home Park shall not be less than 4ha.

Minimum parcel frontage 60m

02-5-5 MINIMUM LOT AREA AND FRONTAGE

Where a car parking on the lot is permitted418m²

Where a car parking on the lot is not permitted371m²

No mobile home or structure may be located on a mobile home lot of less than 9.7m width for single width units and 12.1m width for double width units. Provided that no corner lot shall be less than 15.2m in width.

02-5-6 MINIMUM YARD DIMENSIONS

a) Residential uses

Front Yard 4.5m
Side Yard (inner lot) 1.2m
Side Yard (corner lot)..... 4.5m
Rear Yard 9m

Separation:

No mobile home shall be located less than 4.5m from any other mobile home.

b) Other Uses

Front yard 9m
Side Yards..... Equal to the height of the building
but in no case, less than 6m
Rear Yard 10.6m

02-5-7 ACCESSORY BUILDINGS/ ACCESSORY STRUCTURE

067/17

038/02

An accessory building may be located in the rear or side yard not closer than 1m to a side or rear lot line.

Where a side line of the lot is identical with the limit of a road allowance, the setback of an accessory building shall be not less than the width of the side yard which is required for the main building.

092/98 No detached accessory building shall occupy more than 10 percent of the lot area nor shall it be higher than the mobile home to which it is an accessory.

069/94
092/98
038/02 On any lot the total area of an accessory building including garage shall not exceed 10% of the area of the lot to a maximum size of 60 square meters. A maximum of three (3) accessory Buildings per lot will be permitted and the maximum total area of all accessory buildings on a lot shall be capped at 93 square meters. This does not include pool and deck coverage.

02-5-8 COMMERCIAL USES

Commercial uses such as stores, coin operated laundries, barber shops, shall not occupy more than 10% of the total area of any mobile park.

02-5-9 PARKING

There shall be one parking space for each mobile home lot plus one additional parking space for each four mobile home lots or fraction thereof.

Commercial uses shall have one parking space for every 28m² of floor area used or intended to be used for retail sales and display, professional or business purpose.

02-5-10 PARKLAND

No less than 5 percent of the total side area of any mobile home park shall be used exclusively for playground purposes.

02-5-11 MOBILE HOME SIZE

No mobile home which is less than 12.1m long and 3m wide or greater than 21.4m long and 7.3m wide shall be permitted within the mobile home park.

Mobile homes shall not be more than one storey in height and only one mobile home unit shall be allowed in each lot.

Development Conditions

The development in the mobile home park lying north and south of Tollgate Road in Concession 3, as described in Amending By-law No. 011, 1977, shall also be subject to the following conditions:

- a) That sewers and watermains are made available to the site and that the development take place in accordance with subdivision design standards;
- b) That surface drainage of the low areas is improved;
- c) That the course of the drainage ditch is not altered;
- d) That the low and swampy areas are raised to the adjacent land; and
- e) That all existing septic tanks which will not be in use are pumped out, disinfected, and backfilled with earth.