

## Comparison Table – Residential Manufactured Home Park (RSM1) Zone

Current Zoning Bylaw No. 2498, 2012	Proposed Zoning Bylaw No. 3065, 2024
<b>Permitted Uses (Principal):</b> <ul style="list-style-type: none"> <li>• manufactured home park;</li> <li>• manufactured homes;</li> </ul>	<b>Permitted Uses (Principal):</b> <ul style="list-style-type: none"> <li>• manufactured home park;</li> <li>• manufactured home;</li> <li>• modular home;</li> </ul>
<b>Permitted Uses (Accessory):</b> <ul style="list-style-type: none"> <li>• accessory buildings and structures;</li> <li>• home occupation;</li> <li>• retail store (250 m<sup>2</sup> gross floor area);</li> <li>• single detached dwelling.</li> </ul>	<b>Permitted Uses (Accessory):</b> <ul style="list-style-type: none"> <li>• accessory building or structure;</li> <li>• home occupation;</li> <li>• retail store (250 m<sup>2</sup> gross floor area);</li> <li>• secondary suite.</li> </ul>
<b>Minimum Parcel Size for Subdivision:</b> <ul style="list-style-type: none"> <li>• 1.0 ha, for a manufactured home park;</li> <li>• 350 m<sup>2</sup> for each manufactured home space.</li> </ul>	<b>Minimum Parcel Size for Subdivision:</b> <ul style="list-style-type: none"> <li>• 1.0 ha, for a manufactured home park;</li> <li>• 350 m<sup>2</sup> for each manufactured home space.</li> </ul>
<b>Minimum Lot Width for Subdivision:</b> 35.0 metres for a manufactured home park, within which: <ol style="list-style-type: none"> <li>i) a minimum of 12.0 metres shall be provided for each manufactured home space abutting an internal road; and</li> <li>ii) a minimum of 6.0 metres shall be provided for each manufactured home site abutting a cul-de-sac.</li> </ol>	<b>Minimum Lot Width for Subdivision:</b> 35.0 metres for a manufactured home park, within which: <ol style="list-style-type: none"> <li>i) a minimum of 12.0 metres shall be provided for each manufactured home space abutting an internal road; and</li> <li>ii) a minimum of 6.0 metres shall be provided for each manufactured home site abutting a cul-de-sac.</li> </ol>
<b>Maximum Number of Dwellings Permitted Per Parcel:</b> 20 dwellings per hectare	
<b>Maximum Number of Dwellings Permitted Per Manufactured Home Space:</b> <ul style="list-style-type: none"> <li>• one (1) manufactured home per manufactured home space; and</li> <li>• one (1) accessory single detached dwelling permitted per manufactured home park.</li> </ul>	<b>Maximum Number of Dwellings Permitted Per Manufactured Home Space:</b> <ul style="list-style-type: none"> <li>• one (1) manufactured home per manufactured home space; and</li> <li>• one (1) accessory single detached dwelling permitted per manufactured home park.</li> </ul>
<b>Minimum Setbacks:</b> Front: 7.5 m (MHP) / 3.0 m (pad) Rear: 4.5 m (MHP) / 1.5 m (pad) Interior: 4.5 m (MHP) / 1.5 m (pad) Exterior: 4.5 m (MHP) / 3.0 m (pad)	<b>Minimum Setbacks:</b> Front: 7.5 m (MHP) / 3.0 m (pad) Rear: 4.5 m (MHP) / 1.5 m (pad) Interior: 4.5 m (MHP) / 1.5 m (pad) Exterior: 4.5 m (MHP) / 3.0 m (pad)
<b>Maximum Building Height:</b> 7.0 metres (principal) 4.5 metres (accessory)	<b>Maximum Building Height:</b> 7.0 metres (principal) 4.5 metres (accessory)
<b>Maximum Parcel Coverage:</b> 45%	<b>Maximum Parcel Coverage:</b> 45%
<b>General Provisions:</b> <ul style="list-style-type: none"> <li>• a manufactured home park use shall be connected to a community sewer system and community water system.</li> <li>• a second access from a public highway, separated by at least 50.0 metres from the first access shall be provided to each manufactured home park use containing greater than fifty (50) manufactured home spaces.</li> <li>• a roadway providing vehicular access from a highway to a manufactured home space in a manufactured home park shall be designed and constructed in accordance with the requirements of the Regional District's Manufactured Home Park Roadway Standards Bylaw.</li> </ul>	<b>Manufactured Home Park Roadway Standards</b> <ul style="list-style-type: none"> <li>• a second access from a public highway, separated by at least 50.0 metres from the first access shall be provided to each manufactured home park use containing greater than fifty (50) manufactured home spaces.</li> <li>• a roadway that provides access from a highway to a manufactured home space or to a common facility such as a storage area or vehicle parking area in a manufactured home park shall be designed, constructed and maintained in accordance with the following standards:                             <ol style="list-style-type: none"> <li>i) a maximum grade of 10%;</li> <li>ii) a maximum length of 150 metres when terminating in a cul-de-sac or dead-end;</li> <li>iii) a minimum paved width of 7.0 metres and a minimum cleared width of 15.0 metres; and</li> <li>iv) a minimum vehicle turning radius of 15.0 metres at any cul-de-sac or dead-end.</li> </ol> </li> </ul>
	<b>General Provisions:</b> <ul style="list-style-type: none"> <li>• a manufactured home park use shall be connected to a community sewer system and community water system.</li> <li>• a retail use shall not exceed a gross floor area of 250.0 m<sup>2</sup>.</li> </ul>