

THE CITY OF SPRUCE GROVE

BYLAW C-1142-21

LAND USE BYLAW AMENDMENT – SECTION 120 RMHC - MANUFACTURED HOME COURT RESIDENTIAL DISTRICT

WHEREAS, pursuant to the *Municipal Government Act*, RSA 2000 cM-26, a municipality shall pass a land use bylaw and may amend the land use bylaw;

AND WHEREAS, the City of Spruce Grove wishes to amend Bylaw C-824-12, the Land Use Bylaw;

NOW THEREFORE, the Council for the City of Spruce Grove, duly assembled, hereby enacts as follows:

1. Bylaw C-824-12 is amended as follows:

1.1 By deleting PART 11 – LAND USE DISTRICT REGULATIONS, Section 120 RMHC – Manufactured Home Court Residential District in its entirety and replacing it with the attached Schedule A - Bylaw C-1142-21:

1.2 By deleting the following strikethrough text and adding the following bolded text within PART 2 – INTERPRETATION AND DEFINITIONS, SECTION 7 – DEFINITIONS,

(1):

MANUFACTURED HOME

~~A Dwelling consisting of one factory built dwelling unit designed specifically for transport to and installation on a site. This term includes all previously approved single wide and double side mobile homes.~~

A Dwelling built in an enclosed factory environment in one or more sections, intended to be occupied as a dwelling unit in a place other than of its manufacture, and conforming upon development application to the CSA Z240 or CSA A277 certified standard, to the Alberta Building Code where non-CSA certified or modified, or as existing in the RMHC – Manufactured Home Court District prior to May 1, 2022.

MANUFACTURED HOME PAD ~~STALL~~

~~An area upon which one Manufactured home is intended to be placed within a Manufactured Home Court or a Manufactured Home Subdivided Site.~~

An area of land for the installation of one Manufactured Home with permissible Accessory Buildings and located in a Manufactured Home Court or Manufactured Home Subdivision.

2. This amending bylaw shall be consolidated into Bylaw C-824-12.
3. This bylaw shall come into force and effect when it receives third reading and is duly signed.

First Reading Carried 24 May 2022

Second Reading Carried [Click here to enter a date.](#)

Third Reading Carried [Click here to enter a date.](#)
Date Signed

Mayor

City Clerk

SECTION 120 RMHC - MANUFACTURED HOME COURT RESIDENTIAL DISTRICT**(1) GENERAL PURPOSE**

To accommodate the Mobile City Estates Manufactured Home Court that allows for Manufactured Homes as a housing option and provides regulations for existing and future development. The District supports an orderly on-site design and a sensitive interface with adjacent residential uses and public streets.

(2) PERMITTED AND DISCRETIONARY USES

(a) Permitted Uses	(b) Discretionary Uses
<ul style="list-style-type: none"> • Accessory Building and Use • Manufactured Home 	<ul style="list-style-type: none"> • Home Occupation • Public Utility Building • Sales Centre

(3) DEVELOPMENT REGULATIONS**(a) General Regulations**

- (i) This District shall apply to Lot 1, Plan 1901RS, the Site, located north of McLeod Avenue and west of Calahoo Road.
- (ii) The Site shall be regulated in District Sub-Areas as illustrated in Figure 1 – Mobile City Estates Sub-Areas Map.



- (iii) District Sub-Areas shall have individual Site Plans approved by Development Permit prior to new or replacement Manufacturing Homes being developed in that Sub-Area, and all subsequent development shall comply with the District regulations as reviewed through the Development Permit application process.
- (iv) The following regulations shall apply in all District Sub-Areas:
 - a. Regulations in: Part 6 General Regulations; Part 7 Special Regulations; Part 8 Parking Regulations; Part 9 Landscaping Regulations; and, Part 10 Sign Regulations shall apply to Development except as modified by this District.
 - b. A Manufactured Home Court shall:
 - i. be designed to accommodate units of different sizes, including expandable and double wide forms, and variety in internal road and unit placement to avoid monotony;
 - ii. have new or replacement utilities installed underground for safe emergency vehicle circulation and aesthetics to the satisfaction of the Development Officer;
 - iii. be drained to a storm sewer or other system constructed in accordance with accepted engineering practice; and,
 - iv. have internal roads that are hard surfaced with asphalt pavement, well drained, and actively maintained.
 - c. A minimum of two (2) Parking Stalls, being hard surfaced or of compacted gravel that includes their access from the Street or private road, shall be provided per Manufactured Home.
 - d. Visitor Parking Stalls shall be provided at the ratio of one (1) stall for every seven (7) Manufactured Homes, and these stalls shall be delineated on the District Sub-Area's Site Plan and identified by signage as visitor parking.
 - e. A Manufactured Home shall:
 - i. not exceed a Building Height of one storey or 5.5 m;
 - ii. provide a minimum 7.5 m² private outdoor Amenity Area;
 - iii. be clearly numbered as approved by the City of Spruce Grove;
 - iv. have Manufactured Home Stalls, where applicable, that are clearly marked off by permanent flush stakes/markers, or other suitable means; and,

- v. have the crawl space between the Manufactured Home and the ground fully covered from view by skirting consistent with the general finish of the unit, or by other means satisfactory to the Development Officer, installed within 30 days of placement of the Manufacture Home. Axles, wheels, and trailer hitches shall be removed where they are not part of the frame, and where a hitch cannot be removed it shall be covered from view.
- f. Accessory Buildings shall not exceed two (2) buildings per Manufactured Home subject to:
 - i. one (1) attached Accessory Building to a maximum of 20% of the area of the associated Manufactured Home and being a Covered Deck, Deck, porch, and/or foyer;
 - ii. one (1) detached Accessory Building, in the form of a storage shed, that shall not exceed 10 m² in area;
 - iii. a detached Accessory Building shall have a minimum separation of 1.0 m from another Building;
 - iv. a maximum Building Height of 4.5 m; and,
 - v. the design quality and construction of an Accessory Building, including foundation and skirting finish, shall use durable materials and design that complements the associated Manufactured Home.
- g. Existing Accessory Buildings, including attached garages in Sub-Area 'A', shall be removed at the time of replacement or exterior modification of an associated Manufactured Home unless compliant with the siting and design regulations of this District.

(b) Sub-Area 'A' Regulations

- (i) A maximum of 261 Manufactured Homes shall be permitted.
- (ii) An existing Manufactured Home or other Building encroaching onto a Street shall require a License of Occupation.
- (iii) A Manufactured Home shall maintain separation setbacks per the following:
 - a. a Building separation fronting an internal road shall be a minimum 1.5 m abutting, or a minimum 3.0 m fronting a Street.
 - b. a rear Building separation shall be a minimum 2.4 m from an adjacent Manufactured Home or internal road, or a minimum 3.0 m where abutting a Street.
 - c. a side Building separation shall be:

- i. a minimum 4.5 m from another Manufactured Home;
 - ii. a minimum 2.4 m from an attached Accessory Building; and,
 - iii. a minimum 3.0 m abutting an internal access road or a Street.
- (iv) A Development Permit application for a new or replacement Manufactured Home and/or Accessory Building shall include a Site Plan drawn to scale and signed by an Alberta Land Surveyor identifying dimensions for the proposed structure(s) and separation distances from all existing and adjacent Manufactured Homes, Accessory Building(s), internal access roads, Streets, and the number and dimensions of parking stalls to the satisfaction of the Development Officer.
- (c) Sub-Area 'B' Regulations
 - (i) A maximum 43 Manufactured Homes shall be permitted.
 - (ii) A Manufactured Home Stall shall have an area of not less than 375 m²;
 - (iii) The maximum total stall coverage shall be 50% with the coverage of a principal building not to exceed 40%.
 - (iv) A Manufactured Home shall maintain Setbacks to a Manufactured Home Stall line per the following:
 - a. A front Setback shall be a minimum 1.5 m where a Manufactured Home Stall abuts an internal road or a minimum 3.0 m abutting a Street;
 - b. A rear Setback shall be a minimum 3.0 m, excepting that where a Manufactured Home Stall:
 - i. abuts a Street it shall be a minimum 4.5 m;
 - ii. abuts Sub-Area 'A' it shall be a minimum 1.5 m; and,
 - iii. abuts a Site with Single or Semi-Detached Dwelling it shall be a minimum 7.0 m.
 - c. A side Setback shall be a minimum 1.2 m, excepting that where it abuts an internal road or a Street it shall be a minimum 3.0 m.
 - (v) A Manufactured Home Stall that abuts a Site with Single or Semi-Detached Dwelling shall require one tree per stall and it shall be placed within the 7.0 m rear setback.
 - (vi) Accessory Building shall not be permitted within the 7.0 m of a property line where Single or Semi-Detached Dwellings are a Permitted Use.

- (vii) A maximum 1.8 m high uniform Fence shall be installed abutting parcels where Single or Semi-Detached Dwellings are a permitted use with the Fence design being to the satisfaction of the Development Officer.
- (viii) A Site Plan for a Development Permit application shall be drawn to scale and identify all setbacks from Manufactured Home Stall a boundary, roof overhangs, separation distances from Manufactured Home units and Accessory Building(s), along with the number and dimensions of parking stalls, to the satisfaction of the Development Officer.
- (d) Sub-Area 'C' Regulations
 - (i) Sub-Area 'C' is a future development area, and it shall require an amendment to this District prior to future development.

(4) ADDITIONAL REGULATIONS

- (a) A Site Plan proposed for a District Sub-Area shall be drawn to scale and include:
 - (i) a north arrow and defined drawing scale;
 - (ii) dimensions and boundaries of property lines, rights-of-way, covenant areas and other easements;
 - (iii) location and dimensions of existing and proposed structures and setbacks (including projections and overhangs) to parcel lines, rights-of-way, and easements;
 - (iv) location of existing and proposed Street access, internal roads, driveways, parking, visitor parking, private Amenity Areas, recreational structures, pathways, lighting, landscaping, screening and fencing;
 - (v) natural and finished grades of the Site, at Stall boundaries, and at designed Building foundation elevation (indicate source of grade data);
 - (vi) location of any physical or topographical constraints (e.g., watercourses, wetlands, steep slopes, etc.);
 - (vii) location of all existing and proposed water lines, and sanitary sewer and storm drain facilities, including sizes; and
 - (viii) proposed covenant areas (if any).
- (b) As a condition of a Development Permit for a comprehensive Site Plan for a Manufactured Home Court the owner shall enter into a Development Agreement with the City of Spruce Grove for off-site improvements necessary to serve the development with such improvements to be constructed at the developer's cost and to the satisfaction of the Development Officer.