

**Attachment 1**  
**REGIONAL DISTRICT OF NANAIMO**  
**BYLAW NO. 1285.25**

**A Bylaw to Amend Regional District of Nanaimo**  
**Electoral Area 'F' Zoning and Subdivision Bylaw No. 1285, 2002**

The Board of the Regional District of Nanaimo, in open meeting assembled, enacts as follows:

A. This Bylaw may be cited as "Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Amendment Bylaw No. 1285.25, 2016".

B. "Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Bylaw No. 1285, 2002", is hereby amended as follows:

1. Under **SECTION 4 – ZONES**, by adding the following zoning classification and corresponding short title after Section 4.11, MHP-1 Manufactured Home Park-1:

Section 4.11A, MHP-2 Manufactured Home Park-2

as shown on Schedule '1' which is attached to and forms part of this Bylaw.

2. By amending **Schedule "B" – ZONING MAPS** to rezone the lands legally described as

Lot B, District Lot 148, Nanoose District, Plan 68930

from Manufactured Home Park 1.14 (MHP-1.14) to Manufactured Home Park 2 (MHP-2) as shown on Schedule '2' which is attached to and forms part of this Bylaw.

3. Under **SECTION 4.23 – SITE SPECIFIC ZONING REGULATIONS - ADDITIONAL MHP ZONES**, by deleting MHP-1.14.
4. Under **Section 2.14 – Table 2.1 – Sign Regulations**, by adding MHP-2 to row a below MHP-1.
5. Under **Table of Contents** insert MHP-2 Manufactured Home Park 2 after MHP-1.

Introduced and read two times this 22nd day of March, 2016.

Public Hearing held this 4th day of April, 2016.

Read a third time this 26th day of April, 2016.

Approved by the Minister of Transportation and Infrastructure pursuant to the *Transportation Act* this 16th day of May, 2016.

Adopted this \_\_\_ day of \_\_\_\_\_ 20XX.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Officer

### Schedule '1'

#### MHP-2 Manufactured Home Park 2

#### Section 4.11A

##### 4.11A.1 Permitted Principal Uses

- a) Manufactured Home
- b) Manufactured Home Park

##### 4.11A.2 Permitted Accessory Uses

- a) Dwelling Unit
- b) Accessory Office
- c) Accessory Buildings and Structures

##### 4. 11A.3 Regulations Table

Categories	Requirements
a) Permitted Manufactured Home and Dwelling Unit Density	<ul style="list-style-type: none"> <li>i. A maximum of one (1) manufactured home per 500 m<sup>2</sup> of site area, and</li> <li>ii. One (1) dwelling unit per lot provided the dwelling unit is included in the density calculation in 4.11A.3a(i) above.</li> </ul>
b) Minimum Lot Size	1.0 ha
c) Minimum Manufactured Home Space Area	<ul style="list-style-type: none"> <li>i. 330 m<sup>2</sup> for manufactured homes which are greater than or equal to 4.3 m in width and less than 8.3 metres in width.</li> <li>ii. 370 m<sup>2</sup> for manufactured homes which are 8.3 m or greater in width.</li> </ul>
d) Minimum Lot Frontage	30 metres
e) Maximum Lot Coverage	35 %
f) Maximum Building and Structure Height	
i. Manufactured Home	7.5 metres
ii. Dwelling Unit	10.0 Metres
iii. Alterations to a Manufactured Home (Deck, Carport, Patio)	6.0 metres
iv. Buildings not located on a Manufactured Home Space	10.0 metres
v. Accessory Building or structure located on a Manufactured Home Space	3.0 metres

g) Maximum Building and Structure Floor Area	
i. Accessory Buildings not located on a Manufactured Home Space	Maximum combined building floor area of 400 m <sup>2</sup> per lot may be constructed.
ii. Accessory Building located on a Manufactured Home Space	A maximum of one (1) accessory building up to 10 m <sup>2</sup> in floor area may be constructed on each manufactured home space.
iii. Porches, Decks, and Carports	<p>a. No buildings or structures other than a manufactured home shall be constructed, erected, or located on a Manufactured Home Space except as follows:</p> <p>I. One or more of the following may be constructed on each Manufactured Home Space not exceeding a maximum combined floor area of 20 m<sup>2</sup>:</p> <p>a. Porch b. Deck c. Carport</p> <p>II. The following are permitted on each manufactured home:</p> <p>a. Wheel chair ramps b. One (1) entrance stairway for a secondary access not exceeding a floor area of two (2) m<sup>2</sup>.</p>
iv. Accessory Office	One (1) accessory office building not exceeding a maximum floor area of 50 m <sup>2</sup> .
h) Minimum Setback Requirements	
i. Setbacks that apply to lot lines, common parking areas, and Internal Access Roads	
a. Front Lot Line and Exterior Side Lot Lines	4.5 metres
b. All Other Lot Lines	2.0 metres
c. Internal access road or common parking area	2.0 metres
ii. Setbacks and Minimum Separation Distances that apply to Manufactured Home Spaces and Between Buildings	
a. Minimum separation between Manufactured Homes or additions thereto	6.0 metres
b. Minimum setback from all manufactured home space boundaries	2.0 metres
c. With the exception of decks, carports, or porches, the minimum separation distance between a manufactured home and all accessory buildings shall not be less than:	<p>i. 2.0 metres for buildings with a floor area of 6.0 m<sup>2</sup> or less.</p> <p>ii. 6.0 metres for buildings with a floor area greater than 6.0 m<sup>2</sup>.</p>

d. Minimum separation distance between any portion of a deck, porch, or carport and an adjacent Manufactured Home Space.	1.5 metres
iii. Setbacks that apply to Watercourses	
a. Minimum Setback from Watercourses	As outlined in Section 2.10
i) Minimum Parking Requirements	
i. Minimum parking requirements	One (1) parking space to be located on each Manufacture Home Space.
ii. Additional parking requirements	<p>a. All required parking which is in addition to one (1) parking space per manufactured home (dwelling unit) shall be located within the internal access road right-of-way or in grouped parking areas of no larger than 20 parking spaces.</p> <p>b. All parking must be provided and maintained with a hard durable surface that does not produce dust and is designed in accordance with Section 2.5 – Runoff Control Standards.</p>
j) Runoff Control Standards	
Runoff Control Standards	As outlined in Section 2.5
k) Definitions	
<b>Carport</b> means a roofed wall-less structure abutting or projecting from a manufactured home typically used to provide shelter to an automobile.	
<b>Deck</b> means a structure abutting or projecting from a mobile home with no roof or walls except for visual partitions and railings and is constructed on piers or a foundation above grade.	
<b>Porch</b> means a structure abutting or projecting from a mobile home, having a roof but with walls that are open and unenclosed to the extent of at least 50% thereof and is constructed on piers or a foundation above grade.	

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Officer

**Schedule '2'**

