

**TOWN OF CARDSTON
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 1540D

BEING a bylaw of the Town of Cardston in the Province of Alberta, to amend Bylaw No. 1540, being the municipal Land Use Bylaw.

WHEREAS the Town Council wishes to consider possible changes to the existing definitions and development standards for mobile homes, manufactured homes, and modular homes in the land use bylaw;

WHEREAS the Town Council wishes to add a definition and development standards for ready – to- move homes and add the use as a permitted use in the *Residential - R1* district and as discretionary uses in the *Mobile Home Residential District – R2* and the *Medium Density Residential – R4 District* in Schedule 3 of the land use bylaw;

WHEREAS the Town Council wishes to define the development standards for these types of uses by amending Schedule 7 of the Land Use Bylaw, as it appears as Schedule A attached hereto;

AND WHEREAS the purpose of proposed Bylaw No. 1540D is to under take a series of amendments to:

- Amend the definitions of mobile home, manufactured home, and modular home,
- Add a definition for ready-to-move (RTM) homes to Schedule 13 of the Land Use Bylaw; and
- Add the use as a permitted use in the *Residential - R1* district and as a discretionary use in the *Mobile Home Residential District – R2* and the *Medium Density Residential – R4 District* in Schedule 3 of the land use bylaw; and
- Amend Schedule 7 of the Land Use Bylaw to outline the development standards for these uses.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing;

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Town of Cardston in the Province of Alberta duly assembled does hereby enact the following:

1. That the following definitions be amended and added to Schedule 13:

MANUFACTURED HOME means a new residential building containing one dwelling unit built in a factory and designed to be transported in one or more sections to a suitable site. The home is transported on a dolly (with wheels) and the wheels are removed when the home arrives at the site. New manufactured homes shall be constructed to either the CSA Z241 or CSA A277 standards. The homes are typically placed on foundation supports and installed to CSA Z240.10.1 standards and connected to utilities.

MOBILE HOME means a dwelling suitable for long-term or permanent occupancy, and designed to be transported on its own wheels or by other means, and which, upon arriving at the site is, apart from incidental operations such as placement on foundation supports and connection to utilities, is ready for occupancy.

MODULAR HOME means a new dwelling unit that is manufactured in a remote facility and then delivered to its intended site of use. It is a residential building of one or more sections constructed within a factory and transported to a site and shall meet the criteria in Schedule 7.

READY-TO-MOVE (RTM) HOME means a new dwelling unit not previously occupied that would normally be built on a construction site, plant site, or

building yard. The dwelling is then transported as one unit, delivered to the client's location, and installed on a permanent foundation.


2. That ready-to-move home is added as a permitted use in the Residential - R1 district and as discretionary uses in the Mobile Home Residential District – R2 and the Medium Density Residential – R4 District in Schedule 3 of the land use bylaw;
3. That Schedule 7 Mobile and Modular Home Development Standards be replaced by the amended Schedule 7 Development Standards for Manufactured, Mobile, Modular and Ready-to-Move (RTM) Homes.
4. Bylaw No. 1540 is hereby amended.
5. This bylaw shall come into effect upon third and final reading hereof.

Received First Reading this 27 day of February, 2007.

Received Second Reading this 27 day of March, 2007.

Received Third and Final Reading this 24 day of April, 2007.

Signed by the Mayor and the Chief Administrative Officer this 2 day of May, 2007.



Mayor



Chief Administrative Officer

SCHEDULE "A"

Schedule 7

DEVELOPMENT STANDARDS FOR MANUFACTURED, MOBILE, MODULAR AND READY-TO-MOVE (RTM) HOMES

PART A: MANUFACTURED AND MOBILE HOMES

MANUFACTURED HOME means a new residential building containing one dwelling unit built in a factory and designed to be transported in one or more sections to a suitable site. The home is transported in on a dolly (with wheels) and the wheels are removed when the home arrives at the site. New manufactured homes shall be constructed to either the CSA Z241 or CSA A277 standards. The homes are typically placed on foundation supports and installed to CSA Z240.10.1 standards and connected to utilities.

MOBILE HOME means a dwelling suitable for long-term or permanent occupancy, and designed to be transported on its own wheels or by other means, and which, upon arriving at the site is, apart from incidental operations such as placement on foundation supports and connection to utilities, is ready for occupancy.

1. STANDARDS AND REQUIREMENTS APPLICABLE TO MANUFACTURED AND MOBILE HOMES

- (a) Standards of Development – Schedule 6.
- (b) Any special mobile home development standards adopted by Council.
- (c) Except where noted, all standards, requirements and guidelines shall apply to both single-wide and double-wide units located in conventional subdivisions or mobile home parks.

2. ELIGIBLE MANUFACTURED OR MOBILE HOMES

- (a) New factory-built units.
- (b) Used factory-built units in a good state of repair (to the satisfaction of the Subdivision and Development Authority).
- (c) Canadian Standards Association (CSA) certified units or units bearing the Alberta Building Label (CSA A277 or Z240 building labels).
- (d) Manufactured or mobiles homes bearing the original home certification.

3. ADDITIONS TO MANUFACTURED OR MOBILE HOME UNITS

- (a) Any application for a development permit to locate a used mobile home:
 - (i) shall include recent colour photographs of all elevations including additions; and
 - (ii) may require a personal inspection by the Development Officer to determine the unit's suitability.

4. FOUNDATIONS, BASEMENTS, ROOF LINES AND ADDITIONS

- (a) All double-wide units shall be placed on concrete block foundations capable of supporting the maximum anticipated load in conformity with the provincial building requirements and Canada Mortgage and Housing regulations.
- (b) All single-wide mobile homes not placed on concrete blocks shall be skirting in compatible materials and satisfactorily enclosed to the satisfaction of the Development Officer.

- (c) Any portion of a concrete block foundation above grade shall be parged unless otherwise finished with an approved material.
- (d) The maximum height of the exposed portion of a concrete block foundation shall be not more than 0.6 metres (2 ft.) above the average finished grade level of the surrounding ground.
- (e) To ensure compatibility of housing types, the variation of roof lines between double-wide mobile homes and conventional homes may be limited. Generally, the double-wide unit should not be more than 0.6 metres (2 ft.) higher or lower than an adjacent home, whether conventional or double-wide. Generally, single-wide units shall not be encouraged to locate adjacent to or among conventional dwellings.
- (f) All mobile home additions shall be of a design and finish which will complement the unit.

5. GENERAL APPEARANCE

- (a) The wheels, hitches and other running gear shall be removed from a mobile home immediately after the placement of the home.
- (b) The yard area of each lot shall be developed and landscaped.

PART B: MODULAR AND READY-TO-MOVE (RTM) HOMES

MODULAR HOME means a new dwelling unit that is manufactured in a remote facility and then delivered to its intended site of use. It is a residential building of one or more sections constructed within a factory and transported to a site.

READY-TO-MOVE (RTM) HOME means a new dwelling unit not previously occupied that would normally be built on a construction site, plant site, or building yard. The dwelling is then transported as one unit, delivered to the client's location, and installed on a permanent foundation.

- 1. The approval authority shall issue a development permit for a modular or ready-to-move (RTM) home provided that:
 - (a) the dwelling is a factory-built unit that meets the manufactured housing industry and CSA standards and the building code;
 - (b) the dwelling is securely fastened and must be placed on a permanent foundation;
 - (c) the minimum roof pitch shall not be less than a 4/12 pitch;
 - (d) the minimum floor area of the principal dwelling not including attached garage shall not be less than 79.89 m² (800 ft²);
 - (e) the dwelling shall be a minimum 7.3 metres (24 ft.) in width;
 - (f) the unit is CSA certified (meet CSA A-277 Standards) and will meet all safety code requirements;
 - (g) the design, character, and appearance (including roof lines/material and exterior finish) of the home shall be consistent with the purpose of the district in which the building is located and shall take into account any other buildings existing in the vicinity;
 - (h) at the discretion of the Development Officer or the Subdivision and Development Authority, the exterior finish, colour and roofing material may be stipulated as a condition of approval;
 - (i) the dwelling shall conform to any architectural controls that may apply;
 - (j) in the Residential-R1 district the dwelling shall have a minimum attached single car garage.

- 2. As a condition of approval the Development Officer or the Subdivision and Development Authority, at their discretion, may place other conditions on a development permit including the requirement that the developer provide landscaping, fencing, address drainage issues, or

other such matters it considers necessary if, in his or its opinion, they would serve to improve the quality or compatibility of any proposed development.

3. The building and the land upon which it is to be located shall be subject to all conditions and regulations specified for the particular land use district set out in the Land Use Bylaw.
4. The building, when completed, shall meet or exceed provincial building requirements.
5. The applicant/developer must submit professional building plans illustrating the exterior design, floor plan, elevations and setbacks.
6. The quality of the completed building shall be at least equal to the quality of the other buildings in the area.
7. If there is any doubt as to the required standards being met, the Development Officer may refer the application to the Subdivision and Development Authority, for a decision.
8. The Development Officer or Subdivision and Development Authority, may require a bond or irrevocable letter of credit of a minimum \$5000.00 to a maximum value of up to 50 percent of the assessed value of the building to ensure the conditions of the development permit for a principal building are met.