

14.1 USES PERMITTED

No *person* shall within any RMH Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the RMH uses presented in Table 14.1:

TABLE 14.1: USES PERMITTED
• a <i>mobile home park</i> ;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.14;
• a <i>public use</i> in accordance with the provisions of Section 5.20;
• an <i>accessory</i> storage building or office;
• an <i>accessory</i> service building containing washer and dryer facilities and/or <i>recreation</i> facilities.

14.1.1 **DEFINITION OF A MOBILE HOME:**

For the purposes of this section, a *Mobile Home* shall mean a prefabricated transportable *dwelling unit*, constructed to be towed on its own chassis (notwithstanding that its running gear is or may be removed) or transported to the site by other means, designed and equipped for year-round occupancy and containing suitable sanitary facilities including a flush toilet, shower or bathtub within the unit, but does not include a *trailer* as defined in this Zoning By-Law.

14.2 ZONE PROVISIONS

No *person* shall within any RMH Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 14.2:

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TABLE 14.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
Lot Area of a Mobile Home Lot, Minimum	<p>925 m² (9,957 ft²) where communal water system and individual septic tank are provided</p> <p>600 m² (6,458.6 ft²) where communal water system and communal sewage facilities are provided</p>	no provision
Lot Frontage of a Mobile Home Lot, Minimum	<p>30 m (98.4 ft) where communal water system and individual septic tank are provided</p> <p>20 m (65.6 ft) where communal water system and communal sewage facilities are provided</p>	no provision
Lot Depth of a Mobile Home Lot, Minimum	30 m (98.4 ft)	no provision
Exterior Side Yard of a Mobile Home Lot, Minimum Width	7.5 m (24.6 ft)	no provision
Interior Side Yard of a Mobile Home Lot, Minimum Width	3 m (9.8 ft) on one side and 1.5 m (4.9 ft) on the narrow side, provided that where a garage or <i>carport</i> is attached to or is within the main <i>building</i> or the <i>lot</i> is a <i>corner lot</i> , the minimum width of the <i>interior side yard</i> shall be 1.5 m (4.9 ft)	no provision
Rear Yard of a Mobile Home Lot, Minimum Depth	4 m (13.12 ft)	no provision
Setback From Centreline of Internal Roads, Minimum	10.5 m (34.4 ft) - no <i>mobile home</i> within a <i>Mobile home park</i> shall front on a public <i>street</i> .	
Distance from External Property Line, Minimum	6 m (19.7 ft)	

TABLE 14.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
Height of Building, Maximum	<i>2 storeys</i>	11 m (36.1 ft) and in accordance with the provisions of Section 6.28 of this Zoning By-Law
Mobile Home Gross Floor Area, Minimum	55 m² (592 ft ²)	no provision
Landscaped Open Space, Minimum	<i>30% of lot area</i>	no provision
Parking, Accessory Buildings, Etc.	In accordance with the provisions of Section 5.	

14.2.1 OFF-STREET PARKING:

Notwithstanding any provisions of this Zoning By-Law to the contrary, a minimum of 2 *parking spaces* shall be provided for each *mobile home*.

14.2.2 PARKING FOR A RECREATION BUILDING:

Notwithstanding any provisions of this Zoning By-Law to the contrary, a minimum of 1 parking space per **45 m²** (484.4 ft²) of gross floor area shall be provided for a recreation building *use*.

14.2.3 LOCATION OF MOBILE HOMES

Mobile homes hereafter erected outside of a settlement, as defined in Section 2.7.2.1, shall be required to satisfy the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula I (MDS I)*, in accordance with Section 2.7 of this Zoning By-Law.

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14.3 SPECIAL PROVISIONS14.3.1 Location: Part Lot 3, Concession 7 (Blandford) RMH-1, Key Map 34

14.3.1.1 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any RMH-1 Zone use any *lot*, or *erect*, *alter* or use any *building or structure* for any purpose except the following:

all *uses* permitted in Section 14.1 of this Zoning By-Law;
 an agricultural *use* consisting of field crops;
 a wholesale greenhouse and nursery.

14.3.1.2 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any RMH-1 Zone use any *lot*, or *erect*, *alter* or use any *building or structure* for any purpose except in accordance with the following provisions:

14.3.1.2.1 MOBILE HOME LOTS

Maximum **65**

14.3.1.2.2 MOBILE HOME LOT AREA

Minimum **275 m²** (2,960.1 ft²), or as shown on an approved Site Plan

14.3.1.2.3 MOBILE HOME LOT FRONTAGE

Minimum **12 m** (39.4 ft), or as shown on an approved Site Plan

14.3.1.2.4 MOBILE HOME LOT DEPTH

Minimum **30 m** (98.4 ft), or as shown on an approved Site Plan

14.3.1.2.5 MOBILE HOME EXTERIOR SIDE YARD WIDTH

No provision

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14.3.1.2.6 ACCESSORY USES AND STRUCTURES PER MOBILE HOME LOT

*Gross floor area*Maximum **10 m²** (107.6 ft²)Number of *Accessory Structures*Maximum **1***Interior and/or Rear Yard Setback*Minimum **1 m** (3.3 ft)

14.3.1.2.7 AN AGRICULTURAL USE, A WHOLESALE GREENHOUSE AND NURSERY

All of the other provisions of the A2 Zone in Section 7.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.

14.3.1.2.8 Notwithstanding the requirements of Section 14.2.3, the minimum distance between the westerly limit of the subject property and the nearest portion of the livestock operation located at 806185 Oxford Road 29 shall be **68 m** (223 ft) and shall be recognized as the minimum required distance for the purpose of satisfying the *Minimum Distance Separation Formula I*.

14.3.1.3 All the other provisions of the RMH Zone in Section 14.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.

(Deleted and Replaced by By-Law 2021-2017)

14.3.2 Location: Part Lot 4, Concession 3 (Blandford) RMH-2

14.3.2.1 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any RMH-2 Zone use any *lot*, or *erect*, *alter* or use any *building or structure* for any purpose except the following:

all uses permitted in Section 14.1 of this by-law;
a *home occupation* in a permitted *mobile home*.

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- 14.3.2.1.1 For the purpose of this subsection, a *mobile home* shall mean a prefabricated, transportable *dwelling house*, constructed to be towed on its own chassis (notwithstanding that its running gear is or may be removed) or transported to the site by other means, designed and equipped for year-round occupancy and containing suitable sanitary facilities including a flush toilet, shower or bathtub within the unit, but does not include a travel *trailer* as defined in this by-law.
- 14.3.2.2 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any RMH-2 Zone use any *lot*, or *erect*, *alter* or use any *building or structure* for any purpose except in accordance with the following provisions:
- 14.3.2.2.1 PROVISIONS FOR A HOME OCCUPATION
- 14.3.2.2.1.1 “HOME OCCUPATION” shall mean any occupation for gain or support conducted entirely within a *mobile home* by members of the family residing in such *mobile home* provided that:
- a) there is no external display or advertising other than a one square metre sign;
 - b) there is no external storage of goods or materials;
 - c) there are no *persons* employed other than a member of the family except in the case of a dentist, drugless practitioner or physician in which case the staff shall be limited to one employee;
 - d) there is no mechanical or other equipment used except that which is customarily employed in *dwellings* for domestic or household purposes or for use by a dentist, drugless practitioner, physician or other professional *persons*;
 - e) not more than 20 square metres of floor area to a maximum of 25% of the *gross floor area* of the *mobile home* may be used for the purposes of a *home occupation*;
 - f) such *home occupation* must be clearly secondary to the principal residential use and shall not *alter* or change the residential character of the *mobile home* or create or become a public nuisance with respect to noise, traffic or *parking*;

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- g) such *home occupation* shall not interfere with normal television or radio reception;
- h) no goods, wares or merchandise may be offered or exposed for sale on the premises;
- i) the parking requirements contained in subsection 5.17.2.1 shall apply to any *home occupation* use;
- j) notwithstanding any other provisions of this by-law, no *accessory buildings* or *yards* in a residential zone may be used in conjunction with a *home occupation*;
- k) notwithstanding any other provisions of this by-law, a *bed and breakfast establishment* shall be considered a *home occupation* located in a *mobile home*.

14.3.2.2.2 All of the other provisions of the RMH Zone in Section 14.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.

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