

TOWN OF PENHOLD

BYLAW NO. 730/16

Being a Bylaw with the purpose to amend the Land Use Bylaw for the
Town of Penhold in the Province of Alberta.

WHEREAS: The Municipal Government Act Revised Statutes of Alberta 2000 and amendments thereto authorize the Council of a Municipality to enact a Land Use Bylaw to regulate and control the use and development of land and buildings in a municipality; and

WHEREAS: The Council of the Town of Penhold deems it necessary and expedient to amend the Land Use Bylaw 661/11

NOW THEREFORE, the Municipal Council of the Town of Penhold, in the province of Alberta, duly assembled enacts as follows:

Part III: General Regulations – Manufactured Homes of the Land Use Bylaw 661/11 is hereby amended as follows:

1. By deleting the existing subsection 3.36(1)(c) and replacing it with the following:
“3.36(1)(c) a minimum roof overhang or eaves of 0.3m (1ft).”
2. By deleting the existing subsection 3.36(1)(d) and replacing it with the following:
“3.36(1)(d) maximum length to width ratio of 4.75:1.”

3. By adding the following to existing subsection 3.36(1)(g):

“3.36(1)(g) or permanent pile.”

Part V: Section 5.8 – Manufactured Home Residential District (R5) of the Land Use Bylaw 661/11 is hereby amended as follows:

1. By deleting the existing subsection 6(b) and replacing it with the following:

“6(b) Yards: 3.9m (13ft) separation of principal buildings;
7.0m (23ft) from all park boundaries;
3.0m (10ft) from all internal roads and parking areas.”

2. By deleting the existing subsection 6(c) and replacing it with the following:

“6(c) Internal Circulation Widths: 12.0m (39.4ft) for road right-of-way;
8.0m (26ft) for road carriageways;
1.5m (5ft) for pedestrian walkway.”

3. By deleting the existing subsection 7(a) and replacing it with the following:

“7(a) Site Coverage: 60%”

4. By deleting the existing subsection 7(c) and replacing it with the following:

“7(c) Gross Density: 18.8 u/ha (7.58 u/ac)”

5. By deleting the existing subsection 8(a) and replacing it with the following”

“8(a) The boundary of a manufactured home park must be enclosed by a fence to the satisfaction of the Development Authority.”

6. By deleting the existing subsection 9, Single Site Subdivision and Multiple Site Park in its entirety and replacing it with the following:

“9 Additional Requirements for Single Site Subdivision and Multiple Site Park

- a) All manufactured homes will have a minimum roof pitch of 4:12 (Rise:Run);
- b) All manufactured homes will have a minimum overhang or eaves of 0.3m (1ft);
- c) All manufactured homes will have a maximum length to width ration of 4.75:1

- d) All manufactured homes will have a minimum floor area of 93m² (1000ft²);
- e) All manufactured homes will have a roof surface of wood or asphalt shingles, clay or concrete tiles, slate or wood shakes or metal;
- f) All manufactured homes will have a width of 6m (20ft) measured from external wall surface to external wall surface;
- g) All manufactured homes will have a permanent foundation consisting of a basement, crawl space, slab on grade or permanent pile;
- h) A minimum of 2 parking stalls per manufactured home will be provided;
- i) The fencing of the manufactured home park must be consistent with the development plans forming part of this district;
- j) No manufactured home that is greater than 5 years in age will be permitted in a manufactured home subdivision or manufactured home park.”

Read a first time this 25 day of January, 2016

Read a second time this ____ day of _____, 2016

Read a Third time this _____ day of _____, 2016

Mayor

Chief Administrative Officer

Read a first time this 25 day of January, 2016