

## **Section 23 – Park Model Trailer Commercial (CPM) Zone**

**23.1.** Within a Park Model Trailer Commercial (CPM) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **23.2. Permitted Uses**

23.2.1. Residential Uses:

- a) an attached accessory dwelling or a detached accessory dwelling for the owner or operator of the use in accordance with the General Provisions Section.

23.2.2. Non-Residential Uses:

- a) seasonal park model trailer campground
- b) accessory park model trailer sales, display and storage
- c) accessory retail store
- d) accessory restaurant including a take-out restaurant and/or accessory refreshment vehicle
- e) accessory recreational use
- f) passive outdoor recreation use
- g) public use in accordance with the General Provisions Section

### **23.3. Zone Provisions**

23.3.1. Refer to Section 3 (General Provisions)

23.3.2. Lot Area (minimum) 10 ha (24.71 acres)

23.3.3. Lot Frontage (minimum) 30 m (98.43 ft.)

23.3.4. Front Yard Depth (minimum) 25 m (82.02 ft.)

23.3.5. Rear Yard Depth (minimum) 10 m (32.81 ft.)

23.3.6. Interior Side Yard Depth (minimum) 10 m (32.81 ft.)

23.3.7. Exterior Side Yard Width (minimum) 18 m (59.06 ft.)

23.3.8. Lot Coverage (maximum) 5%

of Buildings and Structures other than park model trailers.

23.3.9. Building Height (maximum) 11 m (36.09 ft.)

23.3.10. Minimum setback from any Residential Zone (any yard) to any building or structure 15 m (49.21 ft.)

23.3.11. Along any abutting lot line:

- a) A one metre landscaping strip or
- b) Landscaping as may be required by a Site Plan Control Agreement through the provisions of the Planning Act shall be provided.

23.3.12. Accessory Dwelling Units

	<b>Provision</b>	<b>Required</b>
a)	units per lot	1
b)	gross floor area (minimum) attached dwelling unit	
	i) bachelor or one bedroom dwelling unit	42.0 m <sup>2</sup> (452.09 ft. <sup>2</sup> )
	ii) for each additional bedroom	13.0 m <sup>2</sup> (139.94 sq. ft. <sup>2</sup> )
	iii) access to a dwelling unit shall be separate from access to Commercial use	
c)	Floor area (minimum) detached dwelling unit	100 m <sup>2</sup> (1076.43 ft. <sup>2</sup> )

23.3.13. Off Street parking and loading in accordance with Section 3.40 and 3.41.

23.3.14. No parking space or part thereof shall be located and no land shall be used for the temporary parking or storage of any motor vehicle within 3 metres (9.84 ft.) of the boundary of any Residential Zone.

23.3.15. Accessory Buildings

Refer to the Accessory Buildings General Provisions

- i) Notwithstanding Section 3.7.3 of this By-law all or part of an accessory building may be located in front of the projected front main wall of the main building, and shall comply with the yard requirements of this Section.

23.3.16. Park Model Trailer Site Requirements

- i) In addition to the provisions contained in 23.3 above, the following regulations shall apply to Park Model Trailers.

	<b>Provision</b>	<b>Required</b>
ii)	Park Model Trailer Site	
	a) Minimum area	325.0 m <sup>2</sup> (3498.39 ft. <sup>2</sup> )
	b) Minimum frontage	15.0 m (49.21 ft.)
	c) Minimum depth	20.0 m (65.62 ft.)
iii)	Park Model Trailer setback from front and exterior side	4.5 m (14.76 ft.)
	site lines	
iv)	Park Model Trailer maximum floor area.	50.5 m <sup>2</sup> (543.59 ft. <sup>2</sup> )
v)	Park Model Trailer separation distance from any other recreational trailer Minimum	7.5 m (24.61 ft.)
vi)	Gross density of Park Model Trailers within zoned area	20 units per hectare
vii)	Width of internal vehicular roads or access routes, min.	7.5 m (24.61 ft.)
viii)	A landscaping strip having a minimum width of 3 metres (9.84 ft.) shall be required and maintained adjacent to each side yard and rear yard.	
ix)	Park Model Trailer Add-on	
	a) Add-on's to be specifically pre-manufactured for Park Model Trailer application.	
	b) Maximum	1
	i) Length - shall not exceed $\frac{3}{4}$ of the length of the Park Model Trailer	3.05 m (10.01. ft.)
	ii) Width from Park Model Trailer	
	b) Minimum separation distance from any other building or structure.	7.5 m (24.61 ft.)
	c) Minimum setback front site line	4.5 m (14.76 ft.)
x)	Storage Areas	
	An open air storage compound located and buffered in such a manner as to be inconspicuous shall be provided, having adequate space for the storage of travel trailers, boats, snow mobiles, and similar recreational equipment.	
xi)	Skirting	
	A skirt of metal or ornamental fencing must be constructed to the satisfaction of the Municipality and shall circle the Park Model Trailer in such a manner that trash, animals and children may not gain access to the area beneath the unit and further that such screening will cover an otherwise objectionable view.	
xii)	Services	

<b>Provision</b>	<b>Required</b>
	All services such as hydro, telephone, water, etc. shall be located underground.
xiii) Laundry Facilities	
	Laundry facilities including washers and dryers may be provided in a structure
xiv) Accessory Storage	
	Accessory storage facility structures are permitted on each Park Model Trailer site to provide inside storage of materials, furniture, tools and outdoor equipment. The maximum size of such structure shall not exceed 9.3 square metres (100.11 ft. <sup>2</sup> ). The minimum rear site line and side site line setback for such structures shall be 1.2 metres (3.94 ft.). Such structures shall be constructed of a suitable weather resistant material.
xv) Decks	
a) Maximum	1
b) Decks, which for the purposes of the By-law are defined as structures, located adjacent to the permitted Park Model Trailer, and which are unenclosed and uncovered, must not extend more than 3 metres (9.84 ft.) from the Park Model Trailer and shall not extend into any required setback from the front and exterior side site lines	

#### **23.4. Zone Exceptions**