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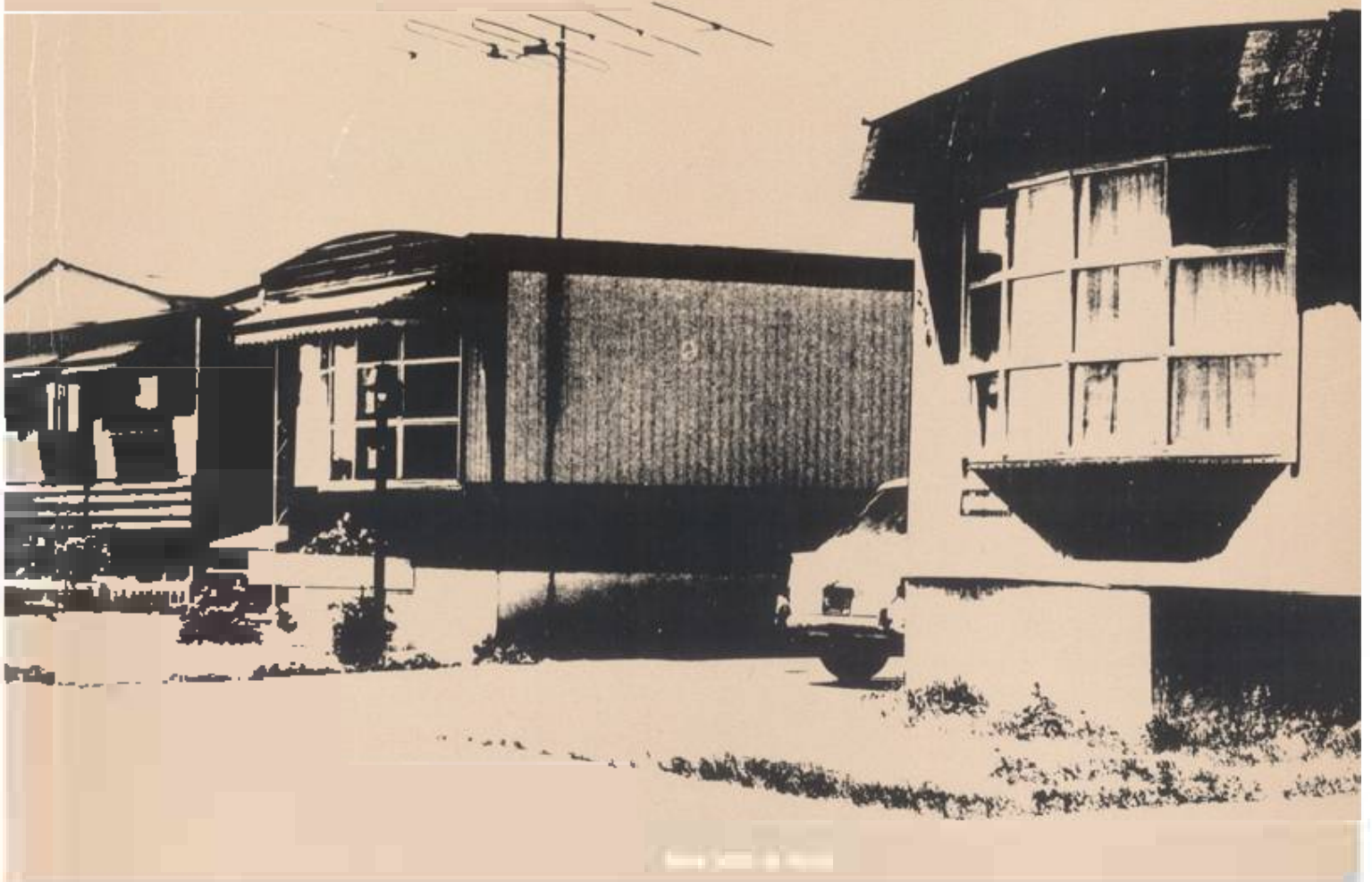


Central Mortgage
and Housing Corporation

Société centrale
d'hypothèques et de logement

Site Planning for Mobile Homes

metric
edition



Site Planning for Mobile Homes

**metric
edition**

**A supplement to
Site Planning Criteria**

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**Central Mortgage
and Housing Corporation**

**Honourable André Ouellet
Minister**

**Société centrale
d'hypothèques et de logement**

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Introduction

Mobile home parks should not be confused with the trailer camps developed during the 30s and 40s for transient and migrant labour. Those early parks often lacked adequate service facilities and were located in fringe and non-residential areas, generally without any planning controls. They inevitably created a prejudice that all forms of mobile home development are substandard, of a temporary nature, and do not make an adequate tax or social contribution to the community, and consequently should be segregated from other more conventional forms of residential development.

The modern mobile home is a fully-equipped dwelling containing most, if not all, of the services and facilities found in any single-family home. A mobile home is one form of factory-built, transportable housing, which is towed to the site on its own wheels and chassis frame. It fills a need between the small, easily-moved travel trailers lacking the means of long-term occupancy, and some of the forms of modular or re-locatable housing, designed for transport by rail, truck or barge.

The objective of this supplement is to provide criteria for the acceptance of mobile home parks or subdivisions where mobile homes financed under the National Housing Act may be located.

It is intended to be read in conjunction with the Site Planning Criteria. The requirements and recommendations augment those of the Site Planning Criteria which will apply unless specifically stated to the contrary. *Mandatory requirements are indicated by italics.*

In addition to the Site Planning Criteria, the Canadian Standards Association Mobile Home Parks Code, CSA A240.7.1 should be consulted. **Note:** The CSA publication applies to mobile home parks only (see definition) and not to mobile home subdivisions.

Comments or questions as to the meaning or intent of any aspect of this supplement should be submitted to the local office of the Corporation.

Definitions

Attached structure

Any structural addition attached to, or forming part of, a mobile home including fixed awnings, porches, sun rooms, extensions and similar structures.

Ancillary structure

Any structure or building not attached to, or forming part of, a mobile home.

Common walkway

A pedestrian walkway other than on an individual mobile home lot, for use by residents of a development.

Management

The body (which may include condominium management, lessor or park operator) responsible for the control and maintenance of a mobile home development.

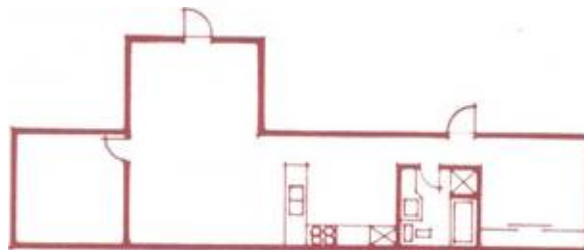
Mobile home

A factory-built single-family dwelling meeting all the requirements, including those for construction, space, foundation support and services, laid down in Residential Standards and designed to be transported on its own chassis and wheel system to an acceptable lot for year-round habitation.



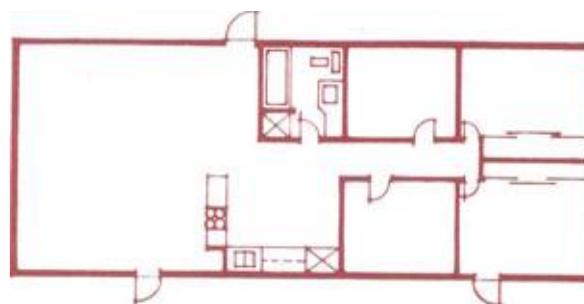
Mobile home (single-wide)

A unit designed to be towed in a single load.



Mobile home (expandable unit)

A mobile home containing parts which may be folded, collapsed or telescoped when in low but which can be extended for additional space when located on a mobile home lot



Mobile home (double-wide)

A mobile home consisting of two sections, separately towable, but designed to be joined together into one integral unit.

Mobile home development	A generic term covering both mobile home parks and mobile home subdivisions.
Mobile home lot	A parcel of serviced land for the placement of a mobile home and for exclusive use of the occupants.
Mobile home park	A mobile home development not having a registered subdivision plan of lots under single ownership, managed by a mobile home park operator. Lots, or lots with individual mobile homes, may be rented. Ownership and responsibility for the maintenance of internal roads, underground services, communal areas and buildings, together with general park management including snow clearance, garbage collection, etc., rests with the management.
Mobile home subdivision	A mobile home development registered as a subdivision, containing lots either under condominium or leasehold tenure, where the responsibility for the maintenance of streets, roads fronting lots, underground services, communal areas and buildings, together with general park management may rest with the management.
(a) Under management	
(b) Without management	A mobile home development registered as a subdivision containing lots under either freehold or leasehold tenure, where the responsibility for the maintenance of streets or roads fronting lots rests with a municipality which may also assume responsibility for snow clearance and garbage collection.
Mobile home stand	A prepared area within a mobile home lot upon which the unit is sited.
Service buildings	Those permanent buildings necessary for the convenience of mobile home residents and the maintenance of the development.
Travel trailer park	A parcel of land providing overnight or short-term accommodation for travel trailers, recreational vehicles, campers and tent trailers. Individual lots are not normally equipped with sanitary services.

Note:

Throughout this document "Park" refers to the Mobile Home Park, "Subdivision" refers to Mobile Home Subdivision, "Development" refers to Mobile Home Development.

Section A – General

Review of applications	The use of professional designers, skilled in the planning of mobile home development, is strongly recommended. In addition to consulting with local planning agencies or appropriate municipal and/or provincial officials, the applicant shall submit to the Corporation at the preliminary planning stage the following information:
a. Site details	<ul style="list-style-type: none">• plan showing relationship to the community, nearby schools, employment opportunities, recreational and commercial facilities; and details of surrounding developments with special attention to existing and proposed zoning and land use patterns.• the area, dimensions, levels, contours and physical details of the land to be developed. Where a development is to be completed in phases, these should be indicated. Where future extensions are proposed these should be indicated with an approximate idea of final size of the community.• an overall fully-dimensioned plan showing location and size of all mobile home lots, service buildings, communal facilities where provided, roads, walks and parking areas, with details of water supply system, storm and sanitary sewers and connections. Where sewers do not discharge into a municipal sewerage system, full details of sewage treatment facilities shall be provided.• full details of site development and landscaping with special attention to grading and overall surface drainage patterns.
b. Lot details	<ul style="list-style-type: none">• details of individual mobile home lots showing the location and size of the mobile home stand, service connections, patio, parking areas, storage buildings, fences and landscaping.• details of proposed mobile home: size, type and design of units where applicable.
c. Other details	<ul style="list-style-type: none">• details of recreational, social and community facilities to be provided.• details of any by-laws, rules, requisitions or lease documents.
New types of mobile home developments	Mobile home developments are already in existence involving special structures for placing of units at comparatively high densities. These do not fall within the general scope of this publication owing to lack of information. Proposals of this type will be reviewed on their individual merits.

Section B – Community planning

General	Mobile Home developments will normally be located within existing communities in areas zoned or intended for residential use. Consideration may be given to developments of a high quality designed with due regard to all planning aspects in locations outside urban areas where they are of sufficient size and have adequate resources to provide their own planning controls and amenities.
Location of land for mobile home developments	<p><i>Mobile home developments will not be accepted in areas zoned for industrial or commercial development, small areas spot zoned for residential use surrounded by industrial or commercial uses or in areas subject to excessive noise or other disturbances. (See Site Planning Criteria Supplement “New Housing and Airport Noise, metric edition”.)</i></p> <p>Mobile homes proposed in locations such as scenic or recreational areas where their presence could have harmful effects on the quality of the environment and surroundings, will only be considered after extensive consultation with provincial or other appropriate bodies having an interest in preservation and conservation.</p>

Occupancy and maintenance by-law

It is hoped that individual municipalities will draft occupancy and maintenance by-laws to ensure that developments are kept in a state of good repair.

In cases where local municipalities, in which mobile home parks are proposed, have not adopted occupancy and maintenance by-laws, the park developer shall submit a draft copy of his lease document to the local office for review.

Size of developments

Developments should be sufficiently large as to be economically viable and to provide communal facilities, yet not so large as to affect their integration into the surrounding community and present difficulties of adequate control and community relations. Many authorities suggest a minimum of 25 lots (1.2 ha) and a maximum of 150 to 200 lots (8-10 ha). These figures may vary depending on local circumstances.

Section C – Pedestrian and vehicular movement

Streets

Streets shall have sufficient width of paving and radius on curves to permit access and the movement of mobile home units on and off individual lots, and normal two-way traffic.

All streets shall have a paved or compacted granular surface and shall be well drained and graded, suitable for use in all seasons of the year.

Cul-de-sacs shall have a turning circle at the dead end with a radius adequate to permit the operation of snow-clearing equipment.

In parks and subdivisions under management, where streets are not owned or maintained by a municipality, a road allowance shall be provided and maintained by the management. This shall be sufficiently wide to accommodate all underground services when not located elsewhere, pedestrian walkways, surface drainage and allow adequate space for cleared snow.

In developments over 50 units, two separate means of access shall be provided. (In developments of under 100 units, this may be in the form of a boulevarded road with a central dividing strip, so that in the event of blockage of one side, the other side is available for emergency two-way traffic.)

The width of streets should reflect their functional use with a definite hierarchy ranging from collector streets down to minor residential loops and cul-de-sacs.

Section D – Project design

General

The planning of a development should reflect individual site conditions and type of market to be served. It should also reflect advances in site planning techniques, and be adaptable to the trends in design of the mobile home itself. Clearing the site of topsoil, trees and natural features before commencement of building operations will preclude NHA acceptance.

Where a development caters to different groups such as retired persons, young families with children, etc., care should be taken to avoid undue disturbance and intrusion of the privacy of individual groups. At the same time the feeling of segregation should be avoided.

In order to maintain the residential character of a development it is recommended that wheels, hitches and other running gear be removed at the earliest opportunity after the placement of a mobile home.

Overall density	The maximum density of mobile home developments will be governed by side yard requirements and lot areas.
Lot variety	A wide variety of lot areas and shapes should be provided to accommodate mobile home units of differing sizes including expandable and double-wide units. It is recommended that the placement of individual units also be varied to avoid monotony.
Planning of developments	Mobile homes should be arranged in planned groups or clusters.
Street furniture	Consideration should be given to the design and placing of lighting standards, garbage containers, signs, benches and other items of street furniture.

Section E – Garages, carports and parking areas

General	<i>All parking requirements shall be provided off the street. Where driveways will not accommodate two automobiles, a second parking space on the lot is recommended.</i>
Parks and subdivisions under management	<i>A minimum of one paved or gravelled parking space shall be provided on each lot (or within 45 m of each mobile home). One additional space for visitor parking for each 4 lots shall also be provided.</i>
Subdivisions without management	<i>One paved or gravelled parking space 6.0x2.4 m shall be provided on each lot.</i>

Section F – Driveways and walkways

Common walkways	Common walkways should be located in areas where pedestrian traffic will be concentrated. These may be separate from the vehicular street pattern, bearing in mind the fact that they will require snow clearance in winter.
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Section G – Planting and public open space

Natural features	Desirable natural features should be preserved. Additional landscape development may be required to supplement these natural features. Early consultation with a landscape architect can increase the value of the development by ensuring that the potential of the site is realized.
Screening	<i>Screening in the form of fencing, natural growth or planting or alternatively increased lot depth shall be provided between all mobile home developments and adjacent non-residential land uses.</i>
Recreation	<i>In developments of 50 lots or over, where the average size of lots is less than 325 m², not less than 8% of the gross site area shall be devoted to communal open space or recreational facilities. Where the average lot size exceeds 325 m², this area shall be at least 5% of the gross site area.</i> Project open space should generally be provided in a central location. In large developments (more than 100 units) recreational facilities may be distributed throughout the site. Recreational areas may include space for community buildings, as well as community recreational facilities.

Recreational areas should be bordered by a fence or hedge where it is desirable to control access to the area or separate the area from traffic or nearby mobile home lots. Recreational areas should be landscaped.

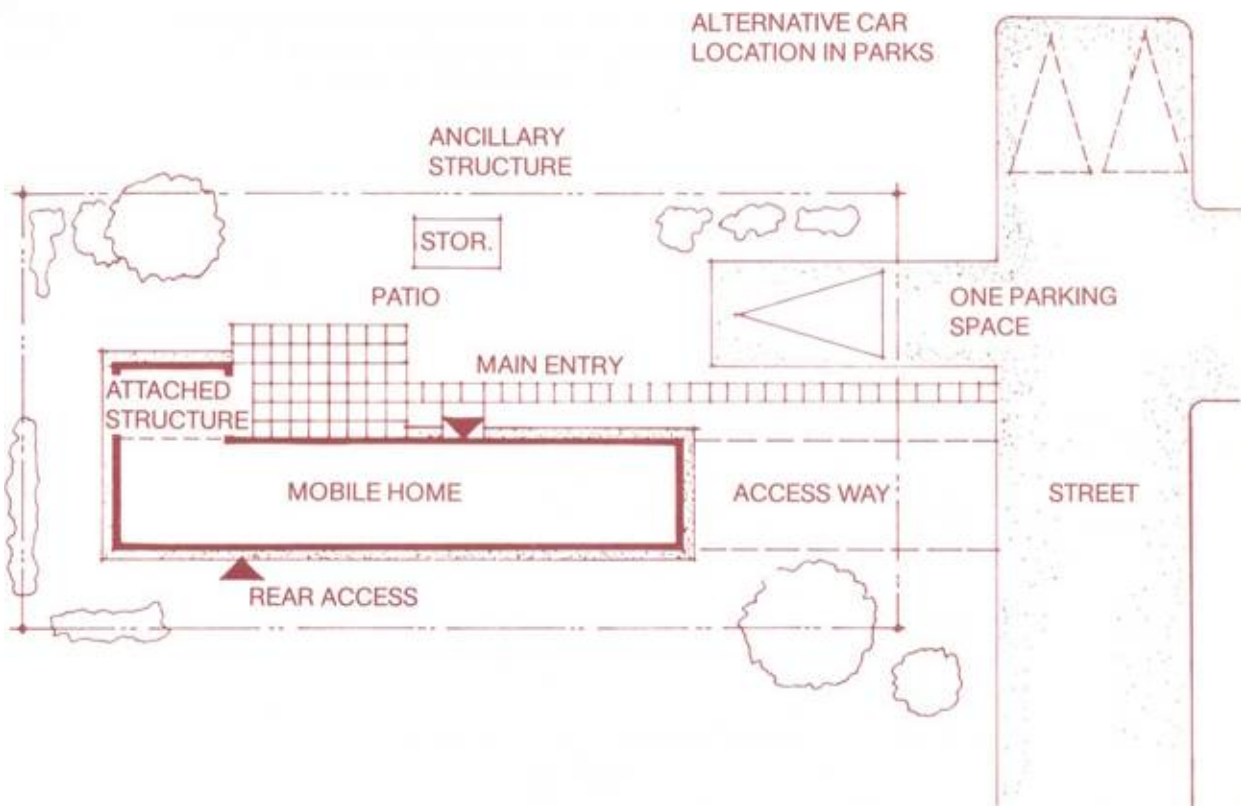
Section H – Mobile home lot

General

No more than one mobile home shall be located on each home lot. The limits of each mobile home lot shall be clearly marked by permanent markers or other suitable means.

Mobile home lots shall be of such an elevation, distance and angle in relation to access streets that placement and removal of a mobile home can be accomplished without infringement on other property, or without allowing the chassis frame of the mobile home unit to make contact with the ground. This will not preclude specially designed groupings of units. The design of the lot shall be such as to allow easy hook-up to utilities.

Vacant lots in parks and subdivisions under management should not be allowed to become weed covered or overgrown and should be maintained by the management.



Yard sizes Single-wide unit

In the case of a single-wide unit or extendable unit, a minimum distance of 8 m to the adjacent lot line (or mean average) shall be provided from either one of the long sides containing the main entrance door and/or a window to the living room.

Double-wide units

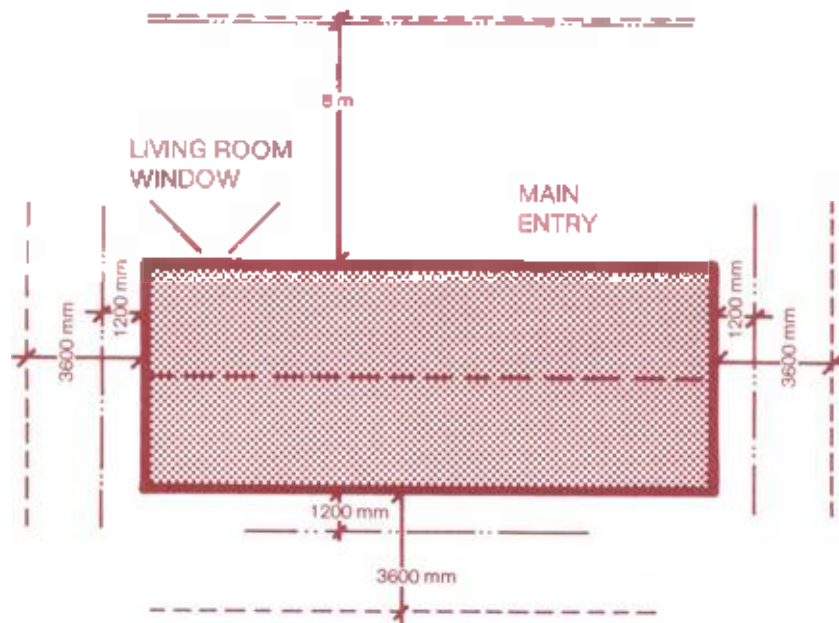
In the case of a double-wide unit, a minimum distance of 8 m to the adjacent lot line (or mean average) shall be provided from either side or end wall of the mobile home containing the main entrance door or window to a living room. However, where a double-wide unit is located on the lot end on to the street, the width of the lot shall be a minimum of 166% of the total width of the unit. Where a secondary entrance is located on a side of a mobile home other than that containing the main entrance the yard dimension shall not be less than 2000 mm, or 1200 mm from any steps or landing.

Each mobile home unit shall be set back a minimum of 3600 mm from a lot line abutting a street allowance or public space.

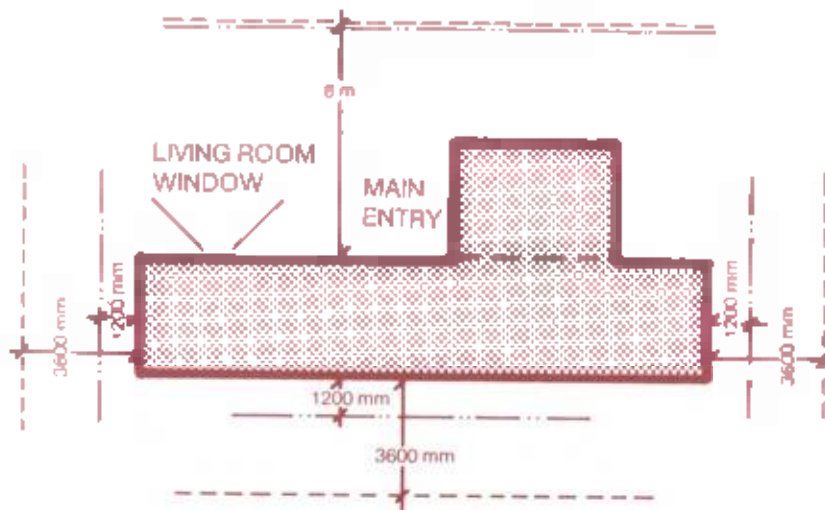
In lots bounded by internal streets at the front and rear, or lots backing onto the development boundary, a minimum yard of 8 m shall be provided between the rear of the mobile home and rear lot line. Where a mobile home lot backs onto a public street or thoroughfare outside the development, the rear yard shall be increased to 15 m. In either case screening should be provided along the rear lot line to ensure privacy.

Where a wall adjacent to a lot line contains windows, the yard dimension shall be increased if necessary to meet the fire protection standards of Residential Standards.

To improve the general appearance of units and to aid access to entrances, it is recommended that all mobile homes and particularly double-wide units should be lowered so that the finished floor level is within 600 mm of the finished grade.



DOUBLE WIDE UNIT



SINGLE WIDE UNIT



Access

Each mobile home lot should abut or face a street by means of an access way of a sufficient width to permit the movement of the mobile home to and from the lot.

If the access way from the street to the stand is not paved, the surface of the mobile home lot should be protected from damage during the placement or removal of the mobile home unit.

Mobile home stand

A stand shall be provided on each mobile home lot, capable of supporting the maximum anticipated load of a mobile home at all seasons without settlement or other movement.

Supports and foundations

Upon the stand the mobile home shall be supported and secured by piers, posts or other acceptable means carried to a depth sufficient to prevent movement by frost, and to support the anticipated load at such points on its chassis frame as indicated by the manufacturer or as determined by CSA Mobile Home Structural Standards Z240.2.1970. Particular attention should be paid in the case of extendable units that all parts of the mobile home are properly supported.

Anchors *Anchors in the form of cast in place “dead men” eyelets embedded in concrete, screw augers, or arrow lead anchors shall be provided at all corners of the mobile home stand, and such additional points as may be necessary to secure the mobile home against the forces exerted by wind. Such anchors shall be connected to the anchoring points of the mobile home chassis frame by a cable or other approved device. Both the anchor and the connection shall be capable of withstanding a tension of at least 21 kN.*

Grading and drainage *The entire area beneath the mobile home including extensions and expanded portions shall be paved or topped with well compacted gravel. The area of the lot surrounding the mobile home stand shall be graded to direct surface water away from the stand. Where the mobile home stand is finished in gravel the use of a curb at the foot of the skirting is recommended to prevent scattering of gravel.*

Service connections *Service connections shall be located in accordance with the positions indicated in CSA Mobile Home Parks Code Z240.7.1. (paragraph 7.2.1). In the case of double-wide units or where the floor level has been lowered, it is important that adequate headroom be provided for the inspection and maintenance of service connections.*

Outdoor living areas *Lawns or suitable ground cover shall be provided on all lot areas not covered by mobile home structures, paved areas and planting.*
Consideration should be given to the provision of trees and shrubs to provide shade, privacy, screening and a suitable setting for the mobile homes and associated facilities.
A usable open area of at least 42 m² with a minimum mean dimension of 3600 mm shall be provided on each lot convenient to the main entrance, clear of parking, storage and attached structures.

Patio *Where lot areas are below 335 m² a paved, well-drained patio of a minimum area of 9 m² and a minimum dimension of 2400 mm shall be provided on each mobile home lot within the above usable open space. The patio shall be accessible by means of a paved walkway to a mobile home entrance.*
For the maximum flexibility, particularly in parks where the exact size, outline of mobile homes and location of entrances may not be known, and may be subject to future change, the use of precast concrete patio slabs is recommended.

Section J – Attached and ancillary structures

General *All attached and ancillary structures shall comply with the requirements of the National Building Code and/or provincial or municipal by-laws where applicable, and in parks, shall be approved by the management. All attached or ancillary structures such as porches, sun room additions, skirtings and storage facilities shall be factory pre-fabricated units or of an equivalent quality, and shall be painted or pre-finished so that the design and construction will complement the main structure.*
Attached structures shall not obstruct required openings for light and ventilation of the mobile home and shall not prevent inspection of mobile home equipment or utility connections and shall not encroach upon the required 1200 mm side yard.

Ancillary structures should be located in rear or side yards only and restricted in size so as to avoid excessive lot coverage and obstruction of view from neighbouring patios. They should be kept in a good state of repair. In parks and subdivisions under management, responsibility for approval of ancillary structures and ensuring their proper maintenance shall rest with the management.

Skirting

All mobile homes shall be provided with skirting extending from the bottom of the unit to the ground, having a readily accessible removable panel not less than 900 mm wide and 600 mm high, giving access to service connections. All skirting shall be finished with an acceptable protective coating.

In parks and subdivisions under management, it shall be the responsibility of the management to ensure that skirtings are installed and painted within a reasonable time of occupancy.

Steps

Mobile homes shall be provided with steps, landings and handrails to all entrances in accordance with Residential Standards. Steps shall be a minimum of 900 mm wide and painted if other than concrete or aluminum.

Section K – Service and auxiliary buildings

General

This section applies to service buildings, recreational buildings and other community service facilities such as management offices, repair shops, storage areas, sanitary facilities, indoor recreational areas, and commercial facilities supplying essential goods or services for the use of occupants.

Where they are provided, all service buildings and structures shall comply with the requirements of the National Building Code, provincial and municipal by-laws.

Central storage facilities

In parks and subdivisions under management, storage facilities should be provided for the indoor storage of seasonally or minimally used appliances and goods. Outdoor storage should be provided for seasonally used boats and trailers or equipment and vehicles and for maintenance equipment owned and operated by the management.

Lot storage

In parks where mobile homes and lots are to be rented, the management shall provide all storage facilities in the form of a central storage building, individual lot stores or group stores shared between two or more lots.

In other developments, storage facilities may be provided by the management or by the owner after purchase of the mobile home where it is not provided within the unit.

It is recognized that many mobile homes are unable to provide the storage requirements of conventional housing dwelling units. It is recommended that storage be provided according to the following scale. At least 4.25 m³ of general storage be provided for mobile homes containing one bedroom plus an additional 0.85 m³ for each additional bedroom. 50% of this is to be located within the mobile home or a centrally located heated building. Storage space within the mobile home may be contained in closets not less than 550 mm deep and having a minimum head room of 2000 mm provided that this closet space is over and above the required 0.55 m² of

closet for each bedroom. The remaining 50% storage space may be provided in a centrally located lockable storage building or individual storage sheds on each lot. Under no circumstances will the space enclosed by the skirting beneath a mobile home be considered as part of the required storage area.

Washroom facilities

Where community or recreational buildings are provided, washroom facilities shall be provided and shall conform to the applicable National Building Code requirements.

Optional facilities

Outdoor cooking facilities, i.e. cooking shelters, barbecue pits and incinerators, etc., if provided, shall be so located, constructed and maintained as to minimize fire hazards and smoke nuisance both on the property on which used and on neighbouring property.

Laundry facilities

In a park containing individual mobile homes which are rented, where individual automatic washers are not provided, space shall be provided for a central laundry facility containing at least one appliance for each 20 mobile homes or part thereof.

All mobile homes should have space to accommodate a washer and dryer with all necessary electrical and plumbing connections.

In parks and subdivisions under management all lots should have a socket cast into the patio surface to allow the installation of an umbrella type dryer.

Communal and recreational facilities

For parks and subdivisions under management it is recommended that an office be provided for the convenience of residents for the collection of mail, (where mail delivery to individual mobile homes is not practicable), payment of rent where applicable, and general administration. Additional facilities which would enhance the amenities of the park might include a club house, swimming pool, play equipment, and retail service and commercial stores.

Commercial facilities

Areas used for the servicing, repair and storage of stock awaiting placement and trade-ins shall not form part of any NHA approved development and shall be entirely separated and screened from the residential portion with a separate access road system and customer parking area.

Mobile home models for sale may be displayed on fully landscaped lots within the residential portion of a development and used as sales or management offices.

Where commercial facilities are to be provided within a development they should be located to provide convenient access to the majority of project residents. Parking and loading areas will require careful screening where adjacent to mobile homes.

Such facilities should be subordinate to the residential use and character of the park and be primarily for the use of park residents.

Travel trailers

Where a development makes provision for travel trailers as well as mobile homes, the travel trailer portion cannot be considered as part of the development accepted for NHA financing. To avoid conflict with the normal operation of the permanent residential area, travel trailers shall

be located in a separate section having a separate road and parking system accessible without passing through any residential portion. Any travel trailer portion must not depend on the communal facilities provided for the residential portion. Commercial facilities may be shared.

Careful attention should be given to the provision of screening of view and noise between the mobile home area and the travel trailer section of the development.

Section L – Services

General

The installation and maintenance of all services where they are not the responsibility of a municipality, shall comply with the codes and regulations of provincial or municipal governing bodies.

The locations of all services should facilitate their installation, connection and repair with a minimum disturbance to the individual mobile home lot. The possible eventual re-use of land for an alternate form of residential development should be considered at the design stage.

Wherever possible, hydro and telephone services should be placed underground. Meters should be mounted as unobtrusively as possible.

Where television reception is not possible with normal indoor antennas, a central television antenna system may be desirable. Provision for underground cable television distribution should be made in those areas where this service is available.

Sewage disposal

At the earliest stage any mobile home developer should find out from the local CMHC Office if there are any special requirements with regard to sewage disposal in the area of his development.

Sewer connections

Sewer connections shall comply with the requirements of the CSA Standard for Mobile Home Parks Z240.7.1 Section 7.

Water supply and distribution

An adequate and safe supply of potable water to meet provincial requirements shall be provided to each mobile home. Water risers shall be protected against frost.

Fuel oil supply and distribution

Fuel distribution systems where provided shall be installed and maintained by the management or supplier. Bulk storage tanks should be located underground in accordance with the provincial code. Where they are above ground they shall be well screened from adjacent residential units.

Where individual fuel oil storage tanks are used, they should be installed underground and shall not be located inside or beneath any mobile home or accessory structures, or less than 1500 mm from any mobile home exit.

Where fuel oil storage facilities cannot be provided underground, tanks shall be of a type specifically designed for the purpose mounted on permanent foundations and where possible, they should be screened.

Gas supply and distribution

Gas distribution equipment and installations within a mobile home development shall be designed in accordance with the requirements of the CSA Standard for Mobile Home Parks Z240.4.

Garbage collection

In parks and subdivisions under management a means for containing garbage awaiting collection shall be provided on each lot or at conveniently located collection points. Such containers shall be weathertight and corrosion resistant, insect-proof and resistant to rodents and other animals. Such containers should be stored off the ground in screened enclosures. Where the collection or disposal of garbage is not undertaken by a municipality, the management shall be responsible for the collection of garbage at weekly or more frequent intervals from individual lots or collection points and its disposal as directed by the municipality, local medical officer of health or provincial regulations.

Lighting systems

In a development, an adequate street and walkway lighting system for the safety and security of all residents shall be provided.

Fire protection

The Fire Safety Recommendation set out in Appendix C, CSA Standard for Mobile Home Parks Z240.7.1 should be followed.

Snow clearance

The management shall provide snow clearance service to all park streets and parking areas where this service is not provided by the municipality.

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