

**TOWN OF TOFIELD
BYLAW 1358**

A BYLAW OF THE TOWN OF TOFIELD IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW NO. 1316, AS AMENDED, BEING THE LAND USE BYLAW.

WHEREAS it is deemed advisable to amend the Land Use Bylaw;

NOW THEREFORE, the Council of the Town of Tofield, duly assembled, pursuant to the authority conferred upon in by the *Municipal Government Act, R.S.A. 2000, C. M-26*, and amendments thereto, enacts as follows:

1. That Bylaw 1316 be amended as follows:

a) PART SEVEN – LAND USE DISTRICTS

Delete:

7.14 R-MH Modular Home District – Delete in its' entirety

Add:

7.14 R-MH Manufactured Home District

7.14.1 Purpose

To provide primarily for manufactured homes in a Manufactured Home District on lots designated for low density development.

7.14.2 Permitted and Discretionary Uses

Permitted Uses

Family Day Home
Home Business, Minor*
Dwelling, Manufactured Home
WECS, Micro*

Discretionary Uses

Home Business, Major*

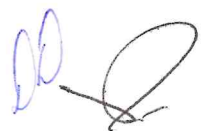
Refer to Part 5, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.14.3 Subdivision Regulations

- a) The minimum lot width shall be 12.2m
- b) The minimum lot depth shall be 27.5m

7.14.4 Development Regulations – Principal Building

- a) The maximum width of the dwelling shall be 4.87m
- b) The maximum height shall be 6.0 m or one (1) storey, whichever is less.
- c) The minimum setback from the front lot line shall be 3.0m;
- d) The minimum sideyard setback to the backside of a manufactured home shall be 1.2 m;



- e) The minimum distance between manufactured home dwellings shall be 4.6m;
- f) The minimum rear yard setback shall be 2.0m.

7.14.5 Development Regulations – Accessory Buildings and Accessory Structures

- a) The minimum setback from a side lot line shall be 1.0 m;
- b) The minimum setback from the rear lot line shall be 1.0 m;
- c) The maximum gross floor area for a single storey accessory building shall be 13m².

7.14.6 Architectural Regulations

- a) All manufactured homes to be placed within the park must be pre-approved by the Manufactured Park management and must obtain a development permit approval prior to installation on site.
- b) Each manufactured home shall have a CSA A277 certification and proof of said certification must be submitted with the development permit application.
- c) Each manufactured home must be securely attached to a permanent foundation in accordance with the Alberta Building Code.
- d) The crawl space between the structure and grade of each manufactured home shall be suitably enclosed from view by skirting within 30 days of placement of the manufactured home. The skirting shall match the external finish of the manufactured home.
- e) Axles, wheels and trailer hitches shall be removed where they are not part of the frame. Where a hitch cannot be removed, it shall be skirted and covered from view.
- f) The maximum floor area of porches and additions shall not exceed the floor area of the manufactured home.
- g) All additions shall be considered as part of the principal building.
- h) Steps and landings to all entrances shall be installed within 30 days of placement of the principal building.
- i) A minimum of two (2) parking spaces shall be provided on the lot in either a tandem or side by side configuration.

7.14.7 Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

b) PART 9 - DEFINITIONS

Add:

Dwelling, Manufactured Home means a transportable single storey prefabricated dwelling unit with a skirted undercarriage that meets Canadian Standards Association (CSA) A277 standards and has a width less than, or equal to, 4.87m. A manufactured home uses steel lateral beams as both part of the transportation and floor system. This does not include a Modular Home, a Ready to Move, a park model, a recreational vehicle or trailer.

Delete:

Manufactured Home (Mobile Home).

Modular Home Park

Add:

Manufactured home community means a development for manufactured homes that does not have a registered plan of subdivision of individual lots. Spaces, or spaces with individual manufactured homes already sited on them, may be rented. Ownership and responsibility for the maintenance of internal roadways, underground services, communal areas and buildings, snow clearance, and garbage collection, together with general park operations, rests with the management.

Manufactured home space means a lot in a manufactured home community designated for the installation and placement of a manufactured home (less than, or equal to 4.87m wide) including space for the exclusive accessory use by the owner or occupant of that manufactured home.

- 1. This bylaw comes into effect after third reading and upon being signed.

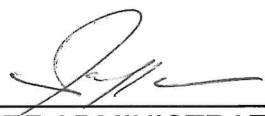
READ a first time this 28 day of July, 2025.

PUBLIC HEARING HELD this 25 day of August, 2025.

READ a second time this 25 day of August, 2025.

READ a third time and finally passed this 25 day of August, 2025.

MAYOR



CHIEF ADMINISTRATIVE OFFICER

