



# Mobile & Manufactured Dwellings

in Foothills County

Land Use Bylaw Regulations & Applications

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## Recreation Vehicles and Park Models are not Mobile or Manufactured Homes

**DWELLING, MANUFACTURED HOME** means a dwelling unit with a minimum width of 6.1m (20ft.), built in whole or in part in a certified plant or site, in accordance with the CSA standards and/or applicable Building Code, for transportation to a building site. A Dwelling Manufactured Home must be constructed after September 2, 2007. A Modular Home and Double Wide Mobile Home are included under this definition.

**DWELLING, MOBILE HOME** means a prefabricated or factory-constructed, transportable Dwelling Unit which is equal to or less than 6.1m (20 ft.) in width, designed and built to CAN/CSA Standard, to be moved, from one point to another as a single unit, and which is, upon its arrival at the site where it is to be located, ready for occupancy except for incidental building operations such as placement on a foundation and connection to utilities. A Dwelling Mobile Home must be constructed after September 2, 2007. A Dwelling, Mobile Home does not include a recreational vehicle or park model.

*See also: 'Dwelling, Temporary' and 'Moved On Dwelling' Topic Sheets if Applicable*

**DWELLING, TEMPORARY** means a Dwelling, Manufactured Home; Dwelling, Mobile Home or Dwelling Single Family for the purpose of use as a dwelling which has not been situated on a permanent foundation, located on a parcel on a temporary basis in accordance with Section 10.10. This does not include the temporary storage of an unoccupied structure without appropriate utilities or Recreational Vehicles.

**DWELLING, MOVED ON** means a Dwelling, Single Family or Dwelling Manufactured Home that has previously been lived in or used as a residence, which has now been relocated to a new parcel for the purpose of a Dwelling Unit. Dwelling, Mobile Homes that have been renovated, added to, or altered in any way from their original CSA Standard, now being relocated to a new parcel for the purpose if a Dwelling Unit shall be considered under the Dwelling, Moved on provisions.

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### 1. Provisions for **Dwelling, Moved On** are applicable for:

- a. Previously lived-in manufactured homes that are being relocated to a new property; or,
- b. Previously lived-in mobile homes that are being relocated or that have been renovated, added to, or altered in any way from their original CSA Standard.

*See respective topic sheet and Land Use Bylaw regulations regarding "Dwelling, Moved On" if applicable.*

### 2. Provisions for **Dwelling, Temporary** are applicable for mobile/manufactured homes if:

- a. It is to be placed on a temporary foundation; and,
- b. It is to be located for a temporary basis.

*See respective topic sheet and Land Use Bylaw regulations regarding "Dwelling, Temporary" if applicable.*

### 3. A **Dwelling, Mobile Home** and **Dwelling, Manufactured Home** may only be considered where the use is listed as a permitted or discretionary use in the applicable land use district.

### 4. A **Dwelling, Manufactured Home** may be considered in districts where "Dwelling, Single Family" is listed as a permitted or discretionary use if:

- a. It is placed upon a permanent foundation pursuant to the provisions of the applicable Building Code;
- b. It does not exceed the maximum dwelling density, meets the minimum habitable area per dwelling requirement, maximum height requirements, and other applicable requirements in accordance with the land use district, in which it is located;
- c. It was prefabricated, built, or factory-constructed later than September 2, 2007; and,
- d. All required building permit and safety codes permits are obtained.

### 5. A **Dwelling, Mobile Home** may be considered in a district where "Dwelling, Single Family" and/or "Dwelling, Temporary" are listed as a permitted or discretionary use, under the following provisions:

#### a. A mobile home may be permitted as a permanent Dwelling, Single Family if:

- i. The parcel is 80 acres in size or larger;
- ii. It is placed on a permanent foundation pursuant to the provisions of the applicable Building Code;
- iii. It does not exceed the maximum dwelling density, meets the minimum habitable area per dwelling requirement, maximum height requirements, and other applicable requirements in accordance with the land use district in which it is located;
- iv. It was prefabricated, built or factory-constructed later than September 2, 2007; and,
- v. All required building permit and safety codes permits are obtained.

#### b. A mobile home may only be permitted on parcels under 80 acres in size if:

- i. approved by Development Permit for a temporary purpose as a Dwelling, Temporary;
- ii. It is not placed on a permanent foundation pursuant to the provisions of the applicable Building Code;

- iii. It does not exceed the maximum dwelling density, meets the minimum habitable area per dwelling requirement, maximum height requirements, and other applicable requirements in accordance with the land use district in which it is located;
  - iv. It was prefabricated, built or factory-constructed later than September 2, 2007; and
  - v. All required building permit and safety codes permits are obtained.
- c. A secondary suite shall not be a mobile home
6. A Development Permit is always required for dwellings within Direct Control and Sub-district "A" properties, and may be required if the property is subject to the Flood Hazard Protection Overlay.
7. All **Dwelling, Mobile Home[s]**, and **Dwelling, Manufactured Home[s]** shall comply with the following:
- a. Where dwellings are considered, and unless the maximum density is identified differently within a district or plan area:
    - i. Only one dwelling is allowed on parcels under 80 acres in size;
    - ii. Two dwellings may be allowed on parcels over 80 acres in size;
    - iii. Special regulations may apply if the density is currently exceeded by existing dwellings or if under a condominium title.
  - b. A Building Permit and all necessary Safety Code Permits are required.
  - c. All applicable property setback distances shall be met.
  - d. A mobile/manufactured home must be prefabricated later than September 2, 2007 and have C.S.A. certification (or an equivalent deemed satisfactory by the Safety Codes Officer):
    - i. Proof of the above must be provided with the Building Permit application;
    - ii. Without a C.S.A. certification require an engineer's report shall be provided by the applicant.
  - e. If being used as a permanent dwelling, mobile/manufactured homes must be placed on a proper foundation in accordance with the Building Code Regulations.
  - f. The undercarriage of a mobile/manufactured home must be completely screened, to the satisfaction of the Development Authority.
  - g. A separate municipal address shall be assigned to each dwelling.
  - h. The minimum parking requirement of two spots per dwelling unit must be provided:
    - i. and, one guest stall per 4 parcels in Manufactured Home Parks.
8. In considering a Development Permit application for any Dwelling Unit requiring a Development Permit, the Development Authority may consider factors such as:
- a. Any significant adverse impacts on the adjacent properties (for example: drainage, fire protection, access, etc.);
  - b. adequate water and wastewater services for the additional use on the site;
    - i. Where the permit constitutes more than 3 Dwelling Units per parcel, this may include confirmation of a licensed water source or a letter from Alberta Environment waiving such requirement;
  - c. site design features, including:
    - i. lot drainage;
    - ii. the need for landscaping or screening to provide privacy to adjacent properties and dwellings;
    - iii. the need for adequate space to accommodate parking for use by residents of the dwelling;
  - d. the use of water conservation measures such as low-flow toilets, shower heads and other water conserving devices;
  - e. such other considerations as the Development Authority may deem to be relevant.

**Applicants are advised that every dwelling unit (whether permanent or temporary) will require an individual and valid address for the purpose of emergency response. This may result in changes to existing address(es) on the subject property (i.e. unit numbers or change to the principal dwelling's address). Consequently, this may result in changes to your Canada Post mail address.**

#### **APPLICATION REQUIREMENTS:**

*Check for additional requirements on applicable topic sheet if applying for a Temporary or Moved On Dwelling.*

An application for a Development Permit **must be** accompanied with the following information:

1. Application form;
2. Applicable application fees;
3. Abandoned well sites form;
4. Site Plan (can be hand drawn) showing:
  - a. the entire parcel;
  - b. north arrow at the top of page (with site plan and text oriented correspondingly);
  - c. identify and show the location of all existing structures and the proposed dwelling location and measurements, in feet or metres, to all property lines;
  - d. proposed access and parking;
  - e. show all existing wells, septic tanks, disposal fields, and any other features/improvements on the property;
5. Identify the type of foundation the structure is proposed to be placed on;
6. Description of provisions for utilities and servicing.