

8.6 MH-2 BUSH CREEK MANUFACTURED HOME RESIDENTIAL

Subject to compliance with the General Requirements in Part Five of this Bylaw, the following provisions apply in this Zone:

(a) Permitted Uses

The following principal uses and no others are permitted in the MH-2 Zone:

- 1. Single detached dwelling;
- 2. Manufactured Home.

The following accessory uses and no others are permitted in the MH-2 Zone:

- 3. Buildings and structures accessory to a principal permitted use;
- 4. Administration and recreation buildings;
- 5. Home occupation;
- 6. Horticulture;
- 7. Attached suite.

(b) Conditions of Use

For any parcel in the MH-2 Zone:

- 1. The parcel coverage shall not exceed 35% for all buildings and structures;
- 2. The height of principal structures shall not exceed 7.5 metres;
- 3. The height of accessory structures shall not exceed 5.0 metres;
- 4. The minimum setbacks for the types of parcel lines set out in Column I of this section are set out for all structures in Column II:

Column I Type of Parcel Line	Column II Residential and Accessory Uses
Front	5.5 metres
Side (Interior)	3.0 metres from one side parcel line and 1.5 metres from the opposite side parcel line
Side (Exterior)	4.5 metres
Rear	7.5 metres

~~(c) Density, Density Bonus and Amenity Provisions~~

- ~~1. The number of residential parcels that may be created by subdivision in the MH-2 Zone shall not exceed three, including any remainder parcel;~~
- ~~2. Despite Section 8.5(c)(1), the number of residential parcels that may be created by subdivision in the MH-2 Zone may be increased up to 147 if the condition in Section 8.5(c)(3) is met;~~

- ~~3. In order to develop more than three residential lots, 24.51 hectares of land, in a location acceptable to the Regional District and generally identified as P 1 and P 2 on Schedule A of Bylaw 3372, shall be transferred to the Regional District in fee simple for nominal consideration, free and clear of all encumbrances of a financial nature, including mortgages, assignments of rents, options to purchase and rights of first refusal, and all other encumbrances including any statutory building scheme not specifically approved in writing by the Regional District, and the costs of transfer including the Regional District's actual, reasonable legal costs paid by the subdivider;~~
- ~~4. Despite Section 8.5(c)(3), the owner of the subject lands may register rights of first refusal by way of a restrictive covenant on the lands to be transferred to the CVRD under this Section, with the terms of such rights of first refusal to be valid for no more than 10 years from the date of transfer of the lands to the CVRD, with the terms and conditions of the covenant to be approved in writing by the CVRD prior to registration;~~
- ~~5. Not more than one dwelling per parcel shall be permitted;~~
- ~~6. The minimum parcel area for the purposes of s. 946(4) of the *Local Government Act* is 25 hectares.~~

(d) Minimum Parcel Size

Subject to part 13, the minimum parcel size in the MH-2 Zone shall be:

1. 540 sq. m. for parcels served by a community water and sewer system;
2. 2.0 ha. for parcels served by a community water system only;
3. 2.0 ha. for parcels served by neither by a community water or sewer system.