

The purpose of these regulations is to control the appearance, overall condition and placement of prefabricated dwellings brought into the Town. Such control is necessary in order to protect the value of all property and to ensure consistency in the appearance and position of prefabricated dwellings on their respective lots.

1. These regulations may be cited as the ***Prefabricated Dwelling Regulations*** and shall be effective **14 January 2009** passed by **Motion 09-01-14-05** of **The Town Council Of The Town Of Sunnyside** held in the Town Of Sunnyside on 14 January 2009.
2. In these regulations;
 - (a) “Council” means the **Town Council Of The Town Of Sunnyside**.
 - (b) “Lot” refers to a piece or parcel of land located within the boundaries of the Town.
 - (c) “Mobile Home” means a dwelling which is designed to be transported on public roads using its own attached wheels and axles. It is usually limited to 12 ft wide and may vary in length. The exterior walls and roof are usually metal clad. These units are of older construction and may be in need of repairs after being moved.
 - (d) “Mini Home” means a dwelling which is designed to be transported on public roads but does not have wheels or axles attached. It is usually designed to be lifted by a crane and transported by a flatbed trailer. It is usually 14 ft wide and may vary in length. These units are of newer construction, usually having a gable style roof with asphalt shingles, steel doors, vinyl siding and vinyl windows.
 - (e) “Prefabricated dwelling” means a building constructed with the intention of being moved in whole or in part to another location prior to habitation. There are various types available but the most common are known as “Mobile Homes” or “Mini Homes”.
 - (f) “Town” means the **Town Of Sunnyside**.
 - (g) “Permit To Construct” means a permit issued by the Town as per Motion 08-12-17-04 passed by Council at a regular council meeting held in the Town on 17 December 2008. Said motion states;
“It is resolved that persons intending to conduct any new construction and/or renovations/alterations (including buildings or other activity) upon, under, abutting or in any way attached to property located within the Town Of Sunnyside shall send a letter of application describing their intended activity, together with construction and location drawings, to the Town Office. All proposed activity

shall meet the requirements of all applicable regulatory agencies and said persons shall hold a "Permit To Construct" issued by the Town Of Sunnyside prior to commencing said activity.

Furthermore, it is resolved that all applications (other than those for renovations to existing residential property and/or new residential accessory buildings) will be presented to Council for approval before permits are issued."

(h) "Permit To Occupy" means a permit issued by the Town as per Motion 08-11-26-04 passed by Council at a regular council meeting held in the Town on 26 November 2008. Said motion states;

"It is resolved that, effective immediately, The Town Of Sunnyside will adopt the Occupancy & Maintenance Regulations and all buildings and structures shall receive a "Permit to Occupy" from the Town prior to occupancy as per section 4 (2) of said regulations."

3. These regulations, the *Sunnyside Municipal Plan 2006 – 2016*, the *Occupancy and Maintenance Regulations C.N.L.R. 1021/96* and all other applicable regulatory requirements shall apply to prefabricated dwellings brought into and/or constructed within the Town.
4. All prefabricated dwellings brought into and/or constructed within the Town shall have a "Permit To Construct" as per Motion 08-12-17-04 of Council prior to being placed on a lot.
5. All prefabricated dwellings shall have a "Permit To Occupy" as per Motion 08-11-26-04 of Council prior to being occupied.
6. All prefabricated dwellings shall be placed perpendicular to the street on their respective lots and shall meet all other requirements of the *Sunnyside Municipal Plan 2006 - 2016*.
7. All prefabricated dwellings must be a minimum of 12 ft wide and have a minimum of 720 sq. ft. living space not including add-ons.
8. All prefabricated dwellings must be placed on a solid foundation, have a gable roof design with 4/12 slope and have a minimum 8" eave. Foundation structure, roof coating, skirting and exterior finish must be defined in the application as per Motion 08-12-17-04 of Council. Add-ons shall meet the requirements of these regulations and be constructed of materials matching and/or compatible with the prefabricated dwelling.
9. Newly constructed and/or unused prefabricated dwellings may be exempted in whole or in part from these regulations at the discretion of Council.

14 Jan 2009