

4.19 Manufactured Homes

1. Manufactured homes must conform to the following regulations:
 - i. Every manufactured home within the District of Mackenzie must be placed on a permanent foundation
 - ii. Manufactured homes must meet CSA A277 or Z240 ratings
 - iii. A manufactured home must be no older than fifteen years from the date it is placed on a parcel and have a BC Registration Number
 - iv. All newly placed manufactured homes must be at least 5.0 metres in width
 - v. Skirtings must be installed within sixty days from the date which the manufactured home is placed on the foundation
 - vi. The towing hitch and wheels must be removed within thirty days from the date that the manufactured home is placed on the foundation
 - vii. Travel trailers and recreational vehicles are not permitted as manufactured homes

4.20 Bed and Breakfasts

1. Where permitted within a zone, a bed and breakfast operation must comply with the following regulations:
 - i. All operators of bed and breakfast accommodations must hold a valid Business Licence from the District of Mackenzie
 - ii. A bed and breakfast must be conducted wholly within a single detached dwelling
 - iii. A bed and breakfast must be clearly incidental and secondary to the use of the dwelling for residential purposes
 - iv. The principal single detached dwelling on the parcel containing the bed and breakfast must be occupied by the owner of the principle single detached dwelling
 - v. The maximum number of guest rooms permitted in a bed and breakfast will be three, accommodating up to a maximum of six adult guests combined
 - vi. One additional off-street parking space must be provided for each bedroom used for bed and breakfast accommodation, in addition to the off-street parking requirements for the single detached dwelling
 - vii. No rental of equipment or material is permitted except to registered guests
 - viii. Breakfast will be the only meal permitted to be served to guests
 - ix. The maximum length of stay for any guest will not exceed thirty (30) consecutive days
 - x. A bed and breakfast must not alter the external appearance of the property
 - xi. All signage must comply with the District of Mackenzie bylaws

4.21 Home Occupations

1. Where permitted within a zone, a home-based occupation must comply with the following regulations, unless otherwise indicated in a zone:
 - i. All home occupations must hold a valid Business Licence from the District of Mackenzie.
 - ii. No more than one person residing in the principal residence where the home occupation is being operated shall be permitted to work on the parcel which the home occupation is located.
 - iii. A home occupation must not produce any offensive noise, vibration, traffic, smoke, dust, odour, glare, heat or electrical interference.
 - iv. A home occupation will be carried out wholly within a dwelling unit or within an accessory building, and will involve no external storage of materials, containers or finished products.
 - v. A home occupation will not result in any exterior alterations to a principal or accessory building that are not consistent with the character of adjacent residential buildings and property.
 - vi. A home occupation is not permitted to use or store materials or processes that produce flammable explosive vapours or gases.
 - vii. A home occupation that requires delivery of materials or commodities in bulk quantity to and from the residence by commercial vehicles or trailers will not be permitted.

- viii. No home occupations activities will be conducted between the hours of 10:00 pm and 8:00 am.
- ix. Business visitors or customers of a home occupation will not exceed that normally occurring for a residence, including not more than 10 visitors or customers a day.
- x. One paved parking space is required for a home occupation, in addition to those required for the single family dwelling.
- xii. All signage must comply with District of Mackenzie's bylaws.
- xiii. Home occupations are differentiated into either home businesses or home industries.

Home Businesses

1. The following activities and similar type activities are permitted as home businesses:
 - i. Small scale home sales (i.e. Avon, Tupperware, cosmetics, etc.)
 - ii. Artist studio for the production of arts, crafts, videography and photography arts, but not including an audio recording studio
 - iii. Teacher or tutor, including a music, dance or academics teacher
 - iv. Business and professional offices other than a medical, dental or chiropractic office or veterinary practitioner
 - v. Dressmaker, tailor or seamstress
 - vi. Computer and handheld device repair
 - vii. Barber, beautician, dietician, hair salon, massage therapist or reflexologist
 - viii. Pet grooming
 - ix. Day care or pre-school for not more than eight (8) children
2. A home business will not generate the need for more than one additional on-site parking space.
3. A home business that is located wholly within a dwelling unit will not exceed an area of more than 10% of the dwelling floor area. This does not apply to day care home businesses.
4. Home occupations are only permitted in the A1, A2, RR1, RR2, R1, R2, R3, RM1, and RM2 zones.

Home Industries

1. The following home industry activities and similar type activities are permitted:
 - i. Welding shop
 - ii. Carpentry shop
 - iii. Repair of small scale appliances, mechanical equipment and electronic instruments
 - iv. Metal working shop
 - v. Small scale automotive repair
2. A home industry located wholly within a dwelling unit or in an accessory building will not exceed an area of more than 25% of the principal dwelling unit's floor area.
3. A home industry will not generate the need for more than two additional on-site parking spaces.
4. Home industries are only permitted in the A1, A2, RR1 and RR2 zones.

4.22 Suites

1. All suites must be must be registered with the District of Mackenzie and receive an annual Business Licence.
2. Suites shall be considered an accessory use to a single-detached dwelling and are only permitted on parcels containing a single-detached dwelling.
3. Only one suite per parcel is permitted in zones that permit suites as an accessory use.
4. The day-to-day or week-to-week occupancy of suites is prohibited. Suites may only be rented for periods longer than one month in duration.
5. One off-street parking space must be provided on-site for a parcel that contains a suite, in addition to the required parking spaces for a single-detached dwelling.