

ADMINISTRATIVE REPORT

TO: Planning & Development Committee
FROM: B. Newell, Chief Administrative Officer
DATE: July 21, 2016
RE: Review of Zoning Bylaw Regulations - Modular and Mobile Homes



Administrative Recommendation:

THAT the Regional District proceed with Amendment Bylaw No. 2743, being a bylaw to revise regulations regarding permissions for modular and mobile homes.

Purpose:

The purpose of this report is to review feedback from the Electoral Area Advisory Planning Commissions (APCs) regarding proposed amendments to the Electoral Area Zoning Bylaws that pertain to the placement of modular and mobile homes.

Zoning Issue:

The Regional District has historically attempted to exclude mobile homes from being placed in certain zones by either:

- not listing “manufactured home” as a permitted use in the zone;
- requiring minimum building widths of 5.0 metres for “single detached dwellings”; or
- requiring a minimum width-to-length ratio (i.e. 1:4 or 1:5) for “single detached dwellings”.

Of concern, these regulations have not been applied consistently across Electoral Areas or zones (see Attachment No. 3), they may not be enforceable (i.e. ratio requirement might not achieve the desired outcome), and the definition of “manufactured home” is not consistent across Electoral Areas.

Background:

At its meeting of June 2, 2016, the Planning and Development (P&D) Committee considered a report outlining the current zoning issues governing the placement of mobile and modular homes within the Regional District and resolved to direct staff to prepare an amendment to the Electoral Area Zoning Bylaws in order to:

1. *permit modular homes as a form of “single detached dwelling” in all zones;*
 2. *permit modular homes as an allowable form of “accessory dwelling” in all zones;*
 3. *permit mobile homes as an allowable form of principal dwelling unit in the RA, LH and AG zones;*
 4. *permit mobile homes as an allowable form of “accessory dwelling” in the RA, LH and AG zones; and*
 5. *introduce a consistent building width requirement for principal dwelling units in SH and RS Zones.*
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Staff subsequently referred a draft amendment bylaw to external agencies for comment and scheduled the proposed changes for consideration by the Electoral Area Advisory Planning Commissions (APCs). Received feedback is included at Attachment No. 2 to this report.

Analysis:

Administration is concerned that the Regional District’s zoning bylaws have not kept pace with changes occurring in the manufactured home industry or with the zoning regulations implemented by member municipalities as they pertain to modular homes, and supports an update of the regulations to allow for modular and mobiles in a greater number of zones.

To this end, it is proposed that “modular homes” be permitted in all zones which allow for “single detached dwellings” by amending the definition of “single detached dwelling” to include a reference to “modular homes”. This change would similarly allow for “modular homes” to become a permitted form “accessory dwelling” unit in all zones in which this use is currently permitted.

Administration is also proposing that “mobile homes” become a permitted form of principal and accessory dwelling unit in larger Rural Zones (i.e. those which generally require a minimum parcel size for subdivision of 4.0 hectares). To achieve this, it is proposed to list “mobile home” as a permitted principal and accessory dwelling type in the Resource Area (RA), Large Holdings (LH) and Agriculture (AG) zones.

It is recognised that the proposal to allow mobile homes in the RA, LH and AG Zones was not fully supported by all of the Electoral Area APCs (i.e. Electoral Area “F”). Nevertheless, Administration considers this to be an issue of equality and one that should be applied consistently across the Regional District.

Finally, it is proposed to introduce a consistent building width requirement of “5.0 metres, as originally designed and constructed” in the Small Holdings and Low Density Residential Zones.

Respectfully submitted:

Endorsed by:



C. Garrish, Planning Supervisor

D. Butler, Development Services Manager

Attachments: No. 1 – Annotated Version of Draft Amendment Bylaw 2743
No. 2 – Agency Comments and APC Minutes