

Supporting Rationale:

1. The variance to allow for a mobile home as an accessory dwelling is minor since the unit meets the standards set out in the bylaws, including size restrictions and amenities. The unit is CSA certified.
2. The mobile home will not adversely affect adjacent or nearby properties. Our property is only visibly adjacent to one neighbour who has a mobile home as a primary dwelling and industrial-looking farm. In fact, our unit will provide us some relief from the neighbouring farm equipment.
3. Placing a mobile home is unique in that application must include the CSA certification sticker and the snow load. Essentially this requires that the unit must be either be purchased ahead of time, or a 25% non-refundable deposit be held. As the ALC and RDOS had, and still have some regulations unique to each of them, the fact that our property had to be a minimum of 1 hectare and provide a separate septic for an accessory dwelling overshadowed the fact that the RDOS will only allow a mobile home as an accessory dwelling on properties over 4 hectares. This detail was not noticed by RDOS staff until many months after the permit was submitted. A 25% non-refundable deposit was placed on a mobile home in the Fraser Valley in later summer 2021 and permit application was submitted in fall. Although the unit has the CSA certification sticker, the snow load was not available since the roof was not original. Building Department said that the roof would have to be signed off by an engineer for snow load requirements in our area. The probability of finding an engineer willing to go to a storage yard to do the roof inspection was next to zero. We had to wait for the highways to fully reopen after the mudslides and have the mobile delivered to our yard for an engineer to sign off on the roof. After one year of corresponding with RDOS staff and finally submitting a positive engineering report on the roof, we were informed that the bylaws do not allow it.

Emails outlining the above timeline and events are attached as Appendix "A" – all are copies of original emails with my comments in green.

4. Since housing prices have skyrocketed in the last several years, first-time buyers are struggling to find a place in the market. We have two young adult sons at home and would like to be able to offer them an inexpensive alternative that would allow them to save some money without living under our roof. It is quite likely that upon their moving off the property in the future, our parents will have the same need for inexpensive solutions and move into the mobile home. The variance is our best solution since we now have countless hours into this project and own a mobile home that is stored on our property. Having to sell the mobile home is more lost time and money and replacing it with an alternative would cost four times as much.

5. The mobile home would not negatively affect the natural characteristics or environmental qualities of our property. It would be placed in the front yard near our treeline, balanced between our home and the road. We are currently planting a 1.5 acre lavender farm on the area in front of our house. The new dwelling will be alongside the field and updated to fit in with the environment and theme.