

Mark-up of Proposed Changes for Tiny Homes on Foundations

<p align="center"><b>Mark-up of Proposed Text Amendment to Zoning Bylaw 12800</b></p> <p>Black Font: Existing Text in Zoning Bylaw 12800  <del>Strikethrough:</del> Proposed deletion from Zoning Bylaw 12800  <u>Underline:</u> Proposed addition to Zoning Bylaw 12800</p>	<p align="center"><b>Rationale / Notes</b></p>
<p><b>6. Definitions</b></p> <p><b>Dwelling</b> means:</p> <p>a. a self contained unit comprised of one or more rooms accommodating sitting, sleeping, sanitary facilities, and a principal kitchen for food preparation, cooking, and serving. A Dwelling is <u>suitable for permanent</u> <del>used permanently or semi-permanently as a</del> residence for a single Household; or</p> <p>b. a Sleeping Unit, for the purposes of calculating Density for Group Home or Lodging House Uses.</p>	<p>Dwellings are constructed to have the capacity for year-round/permanent occupancy, regardless of being used temporarily.</p> <p>The proposed revision will also allow for the proposed definition for ‘Recreational Vehicle’ to be simplified.</p> <p>Note: this mark-up reflects the recent amendments made for the Missing Middle Zoning changes.</p>
<p><b>6. Definitions</b></p> <p><u>Recreational Vehicle means a motorized or non-motorized vehicle or structure designed for recreation and travel purposes, and is not a Dwelling. This includes, but is not limited to, motor homes, travel trailers, fifth wheels, truck campers, tent trailers, park model trailers, camper van conversions, small utility trailers, boats, snowmobiles, all-terrain vehicles, jet skis, or motorcycles and trailers to carry them.</u></p>	<p>The intent for this definition is to provide a distinction between a Dwelling which is suitable for permanent occupancy from recreational vehicles or structures that provide temporary or seasonal accommodation.</p> <p>The introduction of this definition could also assist the Residential Living Development Compliance Team with the enforcement of recreational vehicles being used as dwellings.</p>

<p>7.2(2) <b>Garden Suite</b> means an Accessory building containing a Dwelling, which is located separate from the principal Use which is Single Detached Housing, and which may contain a Parking Area. A Garden Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal Dwelling located on the Site. <u>This Use includes Mobile Homes that conform to Section 78 of this Bylaw.</u> This Use <del>Class</del> does not include Secondary Suites, Blatchford Lane Suites, or Blatchford Accessory Suites.</p>	<p>Based on this definition, a tiny home that is located on a site with an existing Single Detached House would be considered a Garden Suite, provided that they meet the definition of a Dwelling, and are suitable for permanent residence. Identifying that this Use includes Mobile Homes provides clarity that Garden Suites can include dwellings that are manufactured/mobile homes.</p>
<p>7.2(3) <b>Mobile Home</b> means development consisting of <u>a non-motorized transportable single detached Dwelling</u> <del>Single Detached Housing which is suitable for permanent occupancy, designed to be transported on its own wheels, and</del> which is, upon its arrival at the Site where it is to be located, ready for occupancy except for incidental building operations such as placement on foundation supports and connection to utilities. <u>This Use does not include Recreational Vehicles.</u></p>	<p>Proposed changes amend the definition to capture Mobile Homes developed as Garden Suites and Mobile Homes part of a Multi-unit Housing developments in the RF5 Zone.</p> <p>A Mobile Home is a Dwelling (as it relates to Single Detached Housing and Garden Suites) and therefore does not need to state the reference to 'permanent occupancy'.</p> <p>Deleting '<i>designed to be transported on its own wheels</i>' from the definition, updates the definition to capture transportable dwellings, including manufactured homes, that are loaded onto transportation vehicles when relocated.</p> <p>Further work will be considered for the Mobile Home land use definition and the Mobile Home Zone (RMH) as part of the Zoning Bylaw renewal work.</p>
<p>7.2(4) <b>Multi-unit Housing</b> means development that consists of three or more principal <u>Dwellings</u> <del>dwellings</del> arranged in any configuration and in any number of buildings. This Use does not include Blatchford Townhousing or Blatchford Stacked Row Housing.</p>	<p>The proposed change provides consistency in the capitalization of defined terms.</p>

<p>7.2(8) <b>Single Detached Housing</b> means development consisting of a building containing one principal Dwelling which is separate from any other principal Dwelling or building. This Use includes Mobile Homes which conform to Section 78 of this Bylaw.</p>	<p>Included for reference.</p>
<p><b>23. Enforcement and Penalties</b></p> <p><b>23.1 Offences</b></p> <p><u>7. It is an offence to use a Recreational Vehicle as a Dwelling for a Residential Use. In determining if a Recreational Vehicle is being used as a Dwelling for a Residential Use criteria, including but not limited to the below, may be considered:</u></p> <ul style="list-style-type: none"> <li><u>a. The Recreational Vehicle is connected to utilities for the purpose of power, water, gas, or sewer services.</u></li> <li><u>b. The Recreational Vehicle is storing food, personal effects, clothing, or bedding.</u></li> <li><u>c. The Recreational Vehicle is being occupied for the purpose of sleeping or accommodation.</u></li> <li><u>d. The kitchen or sanitary facilities show signs of recent use.</u></li> </ul> <p><u>8. Notwithstanding 23.1(7) a Recreational Vehicle located in a Tourist Campsite is permitted.</u></p> <p><i>The remainder of the sections to be renumbered accordingly.</i></p>	<p>To assist the Residential Living Development Compliance Team with enforcement, recreational vehicles being used as dwellings is listed as a Specific Offence.</p> <p>Criteria will provide direction to Development Compliance Officers when to initiate enforcement if it is determined appropriate to do so.</p>
<p><b>23. Enforcement and Penalties</b></p> <p><b>Section 23A - Specified Penalties for Offences</b></p>	

Offence	Section	Minimum Penalty First Offence	Minimum Penalty Subsequent Offence	The proposed penalty for using a Recreational Vehicle as a Residential Use is \$500 for the first offence and \$1000 for each subsequent offence. This fine amount is lower than the current fine amount for this type of offence, as Development without a Development Permit, where the first offence would be \$1000 and each subsequent offence would be \$2500.
<b>Specific Offences:</b>				
<u>Use of a Recreational Vehicle as a Residential Use</u>	<u>23.1(7)</u>	<u>\$500.00</u>	<u>\$1000.00</u>	
<i>The remaining list to be renumbered accordingly.</i>				
<p><b>57. General Performance Standards</b></p> <p><b>57.3 General Performance Standards for Non-industrial Developments</b></p> <p>1. In all non-industrial developments, the design and use of exterior finishing materials shall be to the satisfaction of the Development Officer who shall ensure, as far as reasonably practicable, <del>that materials shall be used that ensure that the standard of the</del> proposed buildings and structures shall <u>use materials</u> <del>be</del>-similar to, or better than, the standard of surrounding development.</p> <p><u>2. For any Dwelling contained within a structure that is designed to be movable, the undercarriage of the structure shall be screened from view by the foundation or skirting.</u></p>				<p>This section allows the development officer to require materials that are of a similar standard of the surrounding development.</p> <p>57.3(1) - Proposed changes simplify the regulation and make it easier to read.</p> <p>57.3(2) - This requirement will apply skirting requirements for mobile homes developed as garden suites and single detached housing. Information on the materials to be used can be requested by the development officer at the time of application.</p>
<p><b>78. Mobile Homes</b></p> <p>Mobile Homes shall comply with the following:</p> <ol style="list-style-type: none"> <li>in any Zone, other than the RMH Zone, where a Mobile Home is the development proposed <del>in an application for a Development Permit for Single-Detached</del></li> </ol>				<p>The rationale to maintain a minimum building width and length for mobile homes in zones other than the RMH Zone does not align with Zoning Bylaw changes allow for Single Detached Housing in residential zones to be constructed on sites at widths less than 5.5 m,</p>

<p><u>Housing as a principal Dwelling or Garden Suite</u>, the following regulations shall apply:</p> <p><del>a. the Mobile Home shall be not less than 5.5 m in width or length; and</del></p> <p><u>a. towing apparatus, axle and wheels, shall be removed, except that:</u></p> <p><u>i. the towing apparatus may remain attached the structure if it is concealed so as to appear to be part of the total building design to the satisfaction of the Development Officer; and</u></p> <p>b. <u>the</u> Mobile Home shall be placed on a <del>permanent</del> foundation, <u>to the satisfaction of the Development Officer in consultation with Safety Codes Permits &amp; Inspections.</u></p>	<p>nor does the Zoning Bylaw require a minimum dwelling size for Single Detached Housing.</p> <p>The implication of this change is that mobile homes will no longer be required to be at least 5.5 metres in width. The changes also proposes to accommodate transportable pre-manufactured tiny homes as Garden Suites and principal dwellings part of a Multi-unit Housing development (courtyard or cluster housing) in the RF5 Zone. This change does not include tiny homes on wheels.</p> <p>Mobile Homes developed as Single Detached Housing or dwellings as part of a Multi-unit Housing development will be subject to the design standards required by the underlying zone or applicable overlay. Mobile homes developed as Garden Suites will be subject to the special land use provisions listed Garden Suites in Section 87.</p> <p>The proposed change to delete ‘permanent’ from the foundation requirement is to accommodate semi-permanent or permanent foundations and will allow structural and anchoring requirements to default to building code requirements. A requirement for the screening of the undercarriage is incorporated in the performance standards listed for Section 57.</p> <p>The proposed changes will allow for the conversion of a tiny home on wheels to a tiny home on a foundation by allowing the towing apparatus to remain provided it is screened from view. This may involve screening the towing apparatus with a decking structure, skirting or other materials to ensure the towing apparatus is not visible.</p>
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## Attachment 2

	<p>Adding in the performance standard clause to Section 57 allows the Development Officer to determine suitable exterior finishes that are of a similar quality of surrounding development and ensures any development that includes a dwelling within a structure that is designed to be moved must screen the undercarriage of the structure.</p>
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