

Mark-up of Proposed Changes for Stationary Tiny Homes

Mark-up of Proposed Text Amendment to Zoning Bylaw 12800 Black Font: Existing Text in Zoning Bylaw 12800 Strikethrough: Proposed deletion from Zoning Bylaw 12800 <u>Underline:</u> Proposed addition to Zoning Bylaw 12800	Rationale / Notes
6. Definitions <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>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>
6. Definitions Dwelling means 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> used permanently or semi-permanently as a residence for a single Household.	<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>
7.2(3) Garden Suite 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 Glass does not include Secondary Suites, Blatchford Lane Suites, or Blatchford Accessory Suites.	<p>Based on this definition, a tiny home on wheels 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</p>

	<p>dwelling that are manufactured/mobile homes.</p>
<p>7.2(4) Mobile Home means development consisting of <u>a non-motorized</u> transportable <u>single detached Dwelling</u> <i>Single Detached Housing which is suitable for permanent occupancy, designed to be transported on its own wheels, and</i> 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.</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(8) Single Detached Housing 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>23. Enforcement and Penalties</p> <p>23.1 Offences</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>	<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><u>a. The Recreational Vehicle is connected to utilities for the purpose of power, water, gas, or sewer services.</u></p> <p><u>b. The Recreational Vehicle is storing food, personal effects, clothing, or bedding.</u></p> <p><u>c. The Recreational Vehicle is being occupied for the purpose of sleeping or accommodation.</u></p> <p><u>d. The kitchen or sanitary facilities show signs of recent use.</u></p> <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>Section 23A - Specified Penalties for Offences</p> <table><tr><th>Offence</th><th>Section</th><th>Minimum Penalty First Offence</th><th>Minimum Penalty Subsequent Offence</th></tr><tr><td colspan="4">Specific Offences:</td></tr><tr><td><u>Use of a Recreational Vehicle as a Residential Use</u></td><td><u>23.1(7)</u></td><td><u>\$500.00</u></td><td><u>\$1000.00</u></td></tr></table> <p><i>The remaining list to be renumbered accordingly.</i></p>	Offence	Section	Minimum Penalty First Offence	Minimum Penalty Subsequent Offence	Specific Offences:				<u>Use of a Recreational Vehicle as a Residential Use</u>	<u>23.1(7)</u>	<u>\$500.00</u>	<u>\$1000.00</u>	
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<p>57. General Performance Standards</p> <p>57.3 General Performance Standards for Non-industrial Developments</p>	<p>This section allows the development officer to require materials that are of a similar standard of the surrounding development.</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, that materials shall be used that ensure that the standard of the proposed buildings and structures shall be 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>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>78. Mobile Homes</p> <p>Mobile Homes shall comply with the following:</p> <ol style="list-style-type: none"> 1. in any Zone, other than the RMH Zone, where a Mobile Home is the development proposed in an application for a Development Permit for Single Detached Housing <u>or Garden Suites</u>, the following regulations shall apply: <ol style="list-style-type: none"> a. the Mobile Home shall be not less than 5.5 m in width or length; and <u>a. towing apparatus, axle and wheels, shall be removed;</u> b. <u>the Mobile Home shall be placed on a permanent foundation, to the satisfaction of the Development Officer in consultation with Safety Codes Permits & Inspections.</u> <u>c. Mobile Homes developed as Garden Suites shall be in accordance with Section 87 of this Bylaw.</u> <u>d. For Mobile Homes developed as Single Detached Housing shall be in accordance with the underlying Zone and applicable Overlay.</u> 	<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, nor does the Zoning Bylaw require a minimum dwelling size for Single Detached Housing.</p> <p>Mobile Homes developed as Single Detached Housing in Zones other than the RMH will be subject to the same regulations that apply to Single Detached Housing. 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 propose to accommodate transportable pre-manufactured tiny homes as Garden Suites. This change does not include tiny homes on wheels.</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>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> <p>Mobile Homes developed as Single Detached Housing will be subject to the design standards required of the underlying zone or applicable overlay.</p>
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Note:

As part of the Missing Middle Zoning Review project, it is proposed that Apartment Housing and Stacked Row Housing will be replaced by a new Use, Multi-unit Housing. The intent of this new Use is to allow flexibility in the configuration of dwelling units. This Use will also support the development of courtyard and cluster housing which may support the development of multiple tiny homes on a site provided the development is in accordance with the development regulations of the zone it is located. The proposed definition for Multi-unit Housing at the time of writing this report is:

Multi-unit Housing means development that consists of three or more principal Dwellings arranged in any configuration and in any number of buildings. This Use does not include Blatchford Townhousing or Blatchford Stacked Row Housing.