

## Mark-up of Proposed Changes for Tiny Homes on Wheels

In addition to the mark-up for tiny homes outlined in Attachment 3, the following changes are proposed to accommodate tiny homes on wheels when direction on the standard of construction from the Province is provided for this form of housing. These proposed changes include updates to the special land use provisions for Mobile Homes (Section 78) to capture both tiny homes on foundations and tiny homes on wheels. Further refinements may be required depending on the direction from the Province for this housing form.

<b>Mark-up of Proposed Text Amendment to Zoning Bylaw 12800</b>  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	<b>Rationale / Notes</b>
<b>12.2 No Development Permit Required</b>  1. A Development Permit is not required for:  <u>dd. Temporarily moving off a Site an approved Dwelling that is designed to be transported on its own wheels, provided:</u> <u>i. utility connections are safely screened for the duration the Dwelling is located off the Site;</u> <u>ii. the structure is not a principal building;</u> <u>iii. the structure is not greater than 2.6 m in width, 23 m in depth, and 4.1 m in Height;</u> <u>iv. no changes have been made to the structure since the issuance of the approved Development Permit; and</u> <u>v. when the Dwelling is moved back onto the Site, the location of structure and screening of the undercarriage is in accordance with the approved Development Permit.</u>	<p>The intent is to limit the Development Permit exemption to Accessory Buildings only. This provision would allow an approved tiny home on wheels developed as a Garden Suite to temporarily move off a site without a Development Permit.</p> <p>The size restriction limits the exemption to structures that can be moved without a Moving Permit from the Traffic Operations branch.</p> <p>The removal and replacement of a tiny home on wheels on a Site will require permits related to utility connections/disconnections.</p> <p>The permanent removal of a tiny home on wheels will require a Development Permit, which will also ensure the Garden Suite is removed from the property tax assessment.</p>

**78. Mobile Homes**

Mobile Homes shall comply with the following:

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 or Garden Suites, the following regulations shall apply:
  - ~~a. the Mobile Home shall be not less than 5.5 m in width or length; and~~
  - ~~a. b. the~~ Mobile Home shall be placed on a permanent foundation anchored to the land to the satisfaction of the Development Officer in consultation with Safety Codes Permits & Inspections.
  - b. Utility connections shall be enclosed or screened from view from adjacent properties and public roadways, and propane shall not be used to heat the Dwelling
  - i. Notwithstanding the above, Sites zoned RR may use propane to heat the dwelling.
  - c. Mobile Homes developed as Garden Suites shall be in accordance with Section 87 of this Bylaw.

To accommodate tiny homes on wheels, Section 78 would require changes to enable both stationary tiny homes and tiny homes on wheels.

78.1(a) - To accommodate the mobility of tiny homes on wheels, a permanent foundation is not required, however, the Development Officer will require the Mobile Home to be anchored to prevent movement during extreme weather or storms. The foundation requirements will default to building code requirements (to address structural support and anchoring). A requirement for the screening of the undercarriage is incorporated in the performance standards listed for Section 57 as outlined in Attachment 3.

78.1(b) - To address the appearance of utility connections and safety concerns associated with propane tanks, the proposed changes include a requirement to screen or enclose utility connections and prohibit the use of propane for the purpose of heating the tiny home.

78.1(b)(i) - The safety risks associated with propane are reduced for Sites zoned Rural Residential (RR) where the minimum site area and setback requirements are larger than other residential zones.