

Report

Date May 3, 2023

File: TTP00092

Subject Temporary Mobile Home Permit Application for 5421 Winchester Road

PURPOSE

To consider an application for a Temporary Mobile Home Permit (TMHP) for 5421 Winchester Road to provide accommodation for a child.

BACKGROUND

The subject property is 0.81 ha (2 acres) in area and is zoned Rural Restricted Zone (A3) (Attachments 1, 2, 3 and 4). The property is not within the Agricultural Land Reserve or within the Urban Containment Boundary. Development permit areas indicating high wildfire risk over the entire property (Hazard Lands – DPA-4) and Mature Forest (Natural Environment – DPA-3) to the east are present.

The TMHP Bylaw provides for a mobile home to be placed on a parcel, in addition to the principal single-family dwelling, to accommodate for:

- the care of a sick or elderly person;
- a child;
- the landowner, while a permanent residence is under construction;
- farm help; or,
- for protection against vandalism.

Any TMHP issued by Council is for a term period of one year, subject to:

- the property being at least 0.81 ha in size; and,
- complying with section 10 of Bylaw 1685.

Upon issuance, the TMHP (Attachment 7) may be renewed annually upon receipt of a written request from the applicant and confirmation that the conditions under which Council issued the permit remain unchanged.

Proposal

The applicant wishes to site a single-wide mobile home for their child on the property.

DISCUSSION

Temporary Mobile Home Permit Bylaw No. 1685

This application is consistent with the TMHP Bylaw condition 2 (b), which provides:

"To accommodate a child needing accommodation for the child's family."

Mobile home foundation installation, connection to an approved water source (well) and septic disposal system will be addressed through a building permit application which will require:

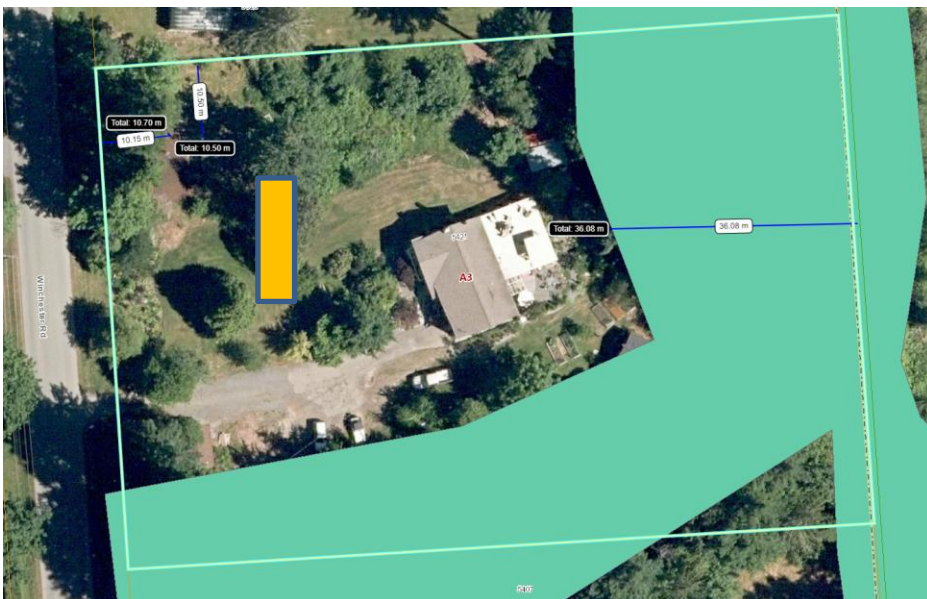
- confirmation that siting complies with both the TMHP Bylaw and Zoning Bylaw; and,
- Submission of a letter agreeing to remove the mobile home upon completion of its assigned purpose.

ANALYSIS

The proposed siting (northwest lot corner – 10 metres from either lot line – orange outline below) though contrary to *Section 10 (f) of TMHP Bylaw 1685* (the mobile is to be sited behind the front face of the principal dwelling), is practical as it is:

- located adjacent to a newly installed septic system (shared with the principal dwelling);
- west and distant of the domestic water source (well) to the southeast; and,
- outside of the 30-metre treed assessment area (DPA3 – Mature Forest) to the east.

The proposed mobile home location negates the need for a development permit, as no disturbance is contemplated within 30 metres of the DPA3 assessment area (green area below), and the wildfire hazard may be dealt with through registration of a wildfire covenant on-title as part of the building permit process.



This property is in a rural area and well-screened from the view of the road by existing trees and vegetation (Attachments 5 and 6). Siting obligations with the Temporary Mobile Home and Zoning Bylaws are met apart from *Section 10 (f) of TMHP Bylaw 1685*:

"the mobile home must be sited to the rear or side of the front line of the existing dwelling."

Council has varied *Section 10 (f)* of the TMHP Bylaw previously. Considering the vegetated screening along Winchester Road, practical access to the septic field and avoided disturbance of a treed area adjacent to the existing well to the east, approval of this application is recommended.

OPTIONS

A. (Recommended Option)

THAT Council:

- (1) Authorize issuance of a Temporary Mobile Home Permit to Doug and Lindsey Scott for a temporary mobile home at 5421 Winchester Road for a term of one year, expiring May 3, 2024; and,
- (2) Relax the mobile home siting requirement under *section 10 (f)* of Temporary Mobile Home Permit Bylaw No. 1685 to permit the mobile home to be sited as shown in Attachment 5 of the Development Planning Coordinator's May 3, 2023 report.

B. (Alternate Option)

THAT Council deny Temporary Mobile Home Permit Application No. TTP00092 for a temporary mobile home at 5421 Winchester Road.

IMPLICATIONS

Should Council choose not to support this application, siting of a mobile home on this property will not be permitted.

RECOMMENDATION

THAT Council:

- (1) Authorize issuance of a Temporary Mobile Home Permit to Doug and Lindsey Scott for a temporary mobile home at 5421 Winchester Road for a term of one year, expiring May 3, 2024; and,
- (2) Relax the mobile home siting requirement under *section 10 (f)* of Temporary Mobile Home Permit Bylaw No. 1685 to permit the mobile home to be sited as shown in Attachment 5 of the Development Planning Coordinator's May 3, 2023 report.

Report prepared by:

Report reviewed by:

Glenn Morris



Glenn Morris MCIP, RPP
Development Planning Coordinator

Rob Conway MCIP, RPP
Director, Planning and Building

Approved to be forwarded to Council:



Ted Swabey
Chief Administrative Officer

Attachments:

1. Location Map
2. Orthophoto
3. Zoning Map
4. Rationale Letter from Applicant
5. Site Plans
6. Mobile Home Site Photos
7. Draft Mobile Home Permit