

Former Temporary Mobile Home Permits: Property-Specific Information

On the following properties, mobile homes were formerly permitted via Temporary Mobile Home Permits (TTPs), however these were disallowed by adoption of Bylaw No. 4016, 2025. The following property specific information is being provided as background to draft Zoning Amendment Bylaw No. 4031, 2026, which would allow the mobile homes as a permitted use on a site-specific basis on these 23 properties. The table provides assessment against the parcel size criteria established by the Second Dwelling Rural Lands Policy (SDRLP) and provides a map number which corresponds to a of the property showing the aerial imagery.

Map # ¹	Address	PID	Former TTP #	Initial TTP application	OCP designation	Zone	Parcel area (Ha)	Municipal water	SDRLP compliant ²
1	7022 Bell Mckinnon Rd	005-056-284	TTP00011	Dec 2, 1992	Commercial	A2	0.8091	Yes	Yes
2	7155 Bell Mckinnon Rd	001-234-579	TTP00023	Dec 20, 1989	Rural Residential	A2	0.7751	Yes	Yes
3	2834 Lowery Rd	005-351-928	TTP00030	Jan 02, 2009	Rural Residential	A2	1.4292	Yes	Yes
4	3260 Cowichan Valley Hwy	007-107-188	TTP00032	Jan 01, 2014	Rural Residential	R1	0.7385	Yes	Yes
5	3740 Panorama Cres	017-638-721	TTP00037	Jan 01, 2014	Rural Residential	A3	0.7949	No	No
6	8628 Crofton Rd	003-243-362	TTP00038	Jan 01, 2014	AFC ³	A2	0.7962	No	No
7	8659 Swallowfield Rd	005-839-505	TTP00040	Jul 19, 2013	AFC	A1	1.715	No	Yes

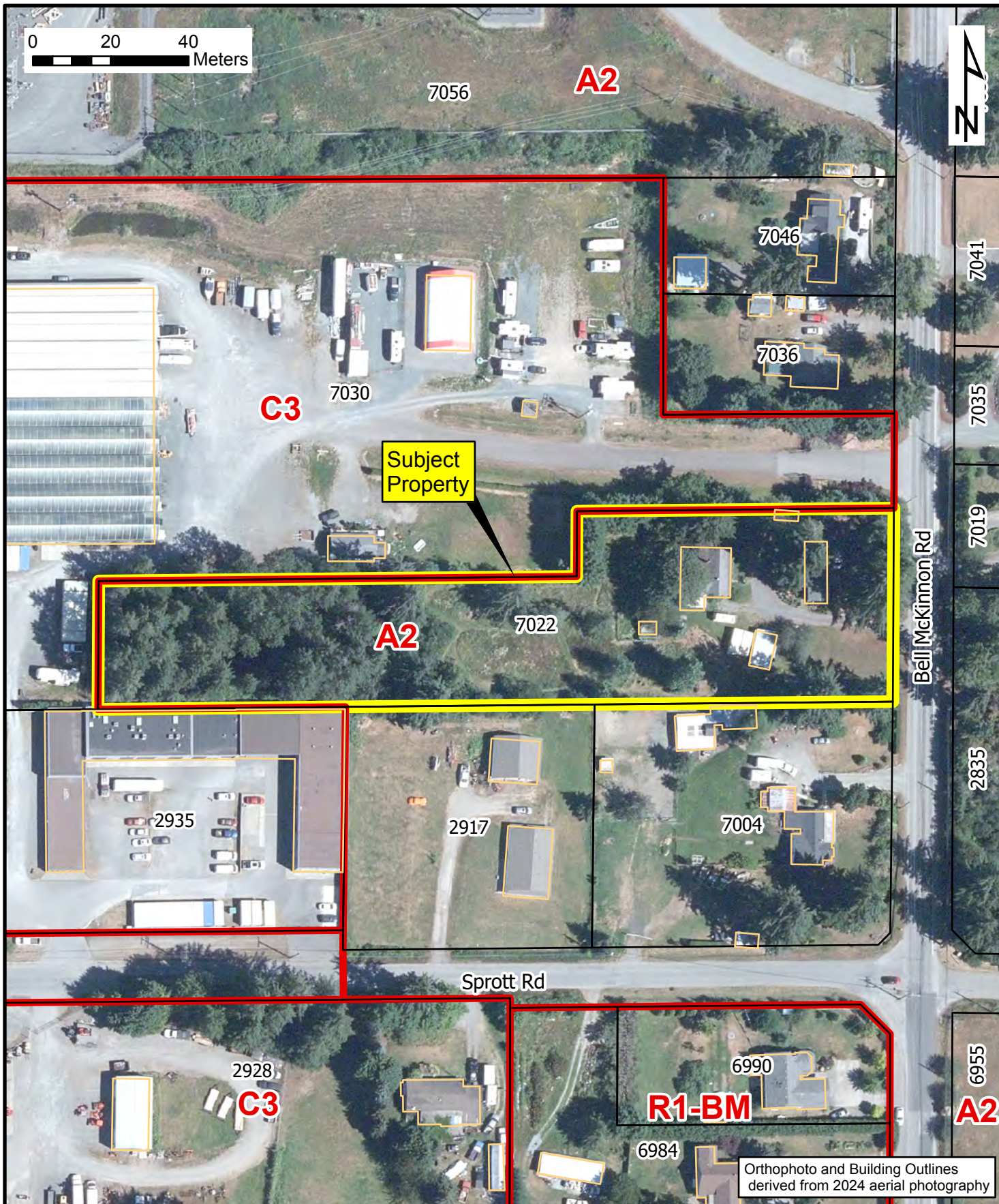
¹ See corresponding map.

² This column answers the question of whether the property meets the size criteria established in [Council Policy: Second Dwelling Rural Lands Policy](#):

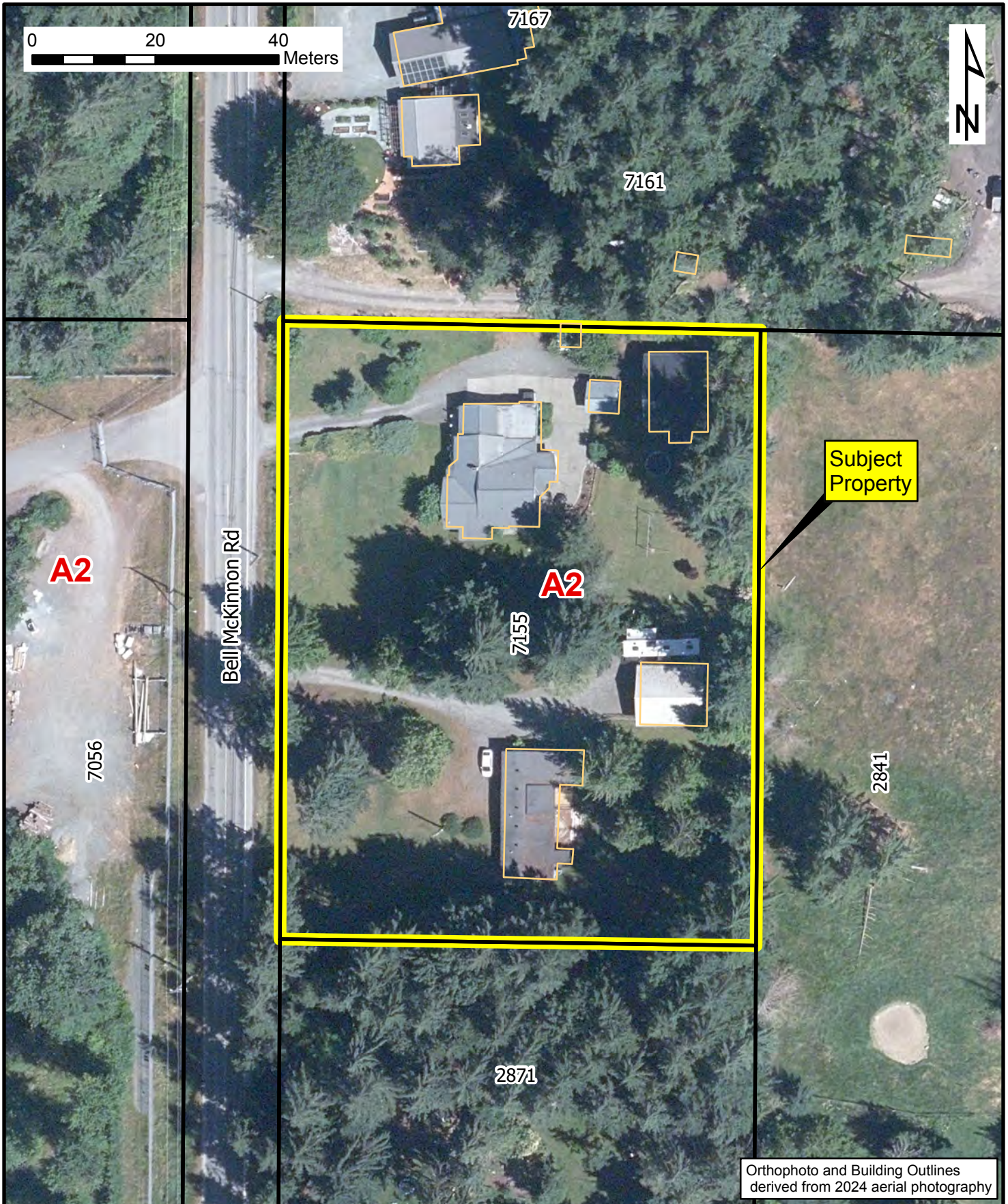
- That the size of the parcel be a minimum of;
 - 1 ha (2.5 acres) where no Municipal sewer or water exists;
 - 0.4 ha (1 acre) where no Municipal sewer exists;
 - 0.2 ha (0.5 acres) where Municipal water and sewer exist.

³ AFC: Agriculture, Forestry and Conservation

Map # ¹	Address	PID	Former TTP #	Initial TTP application	OCP designation	Zone	Parcel area (Ha)	Municipal water	SDRLP compliant ²
8	8913 Crofton Rd	004-644-964	TTP00043	Aug 25, 1995	AFC	A1	1.6978	No	Yes
9	6838 Somenos Rd	005-268-630	TTP00048	Jan 01, 2014	AFC	A2	1.0751	Yes	Yes
10	5618 Menzies Rd	003-676-005	TTP00050	Dec 02, 1998	AFC	A2	0.9043	No	No
11	2726 Herd Rd	005-475-091	TTP00055	Oct 27, 2008	Rural Residential	A2	0.913	Yes	Yes
12	4155 Sahtlam Rd	006-007-244	TTP00057	Jan 01, 2014	AFC	A2	1.5946	No	Yes
13	3416 Gibbins Rd	004-737-032	TTP00058	Jan 01, 2014	AFC	A2	1.9	No	Yes
14	3883 Gibbins Rd	002-894-157	TTP00059	May 08, 2008	AFC	A2	0.816	No	No
15	7469 Rosevear Rd	006-247-741	TTP00060	Oct 15, 2008	AFC	A2	0.9673	No	No
16	7705 Osborne Bay Rd	001-138-189	TTP00062	Jan 01, 2014	Rural Residential	A3	0.8026	No	No
17	3462 Smiley Rd	005-015-901	TTP00065	Sep 29, 2005	AFC	A2	1.8569	Yes	Yes
18	7395 Bell Mckinnon Rd	000-112-127	TTP00066	Apr 26, 2016	Rural Residential	R1	0.7999	Yes	Yes
19	7221-7223 Bell Mckinnon Rd	011-879-661	TTP00072	Jan 01, 2014	Rural Residential	R1	0.8011	Yes	Yes
20	7042 Norcross Rd	000-201-511	TTP00076	Aug 12, 1992	Rural Residential	A2	1.4061	Yes	Yes
21	5853-5855 Menzies Rd	003-574-415	TTP00079	Jun 04, 2020	AFC	A2	1.1647	No	Yes
22	6726-6730 Martin Rd	000-596-671	TTP00088	Aug 23, 2021	AFC	A3	0.8194	Yes	Yes
23	5421-5423 Winchester Rd	002-070-804	TTP00092	Nov 21, 2022	Rural Residential	A3	0.7988	No	No



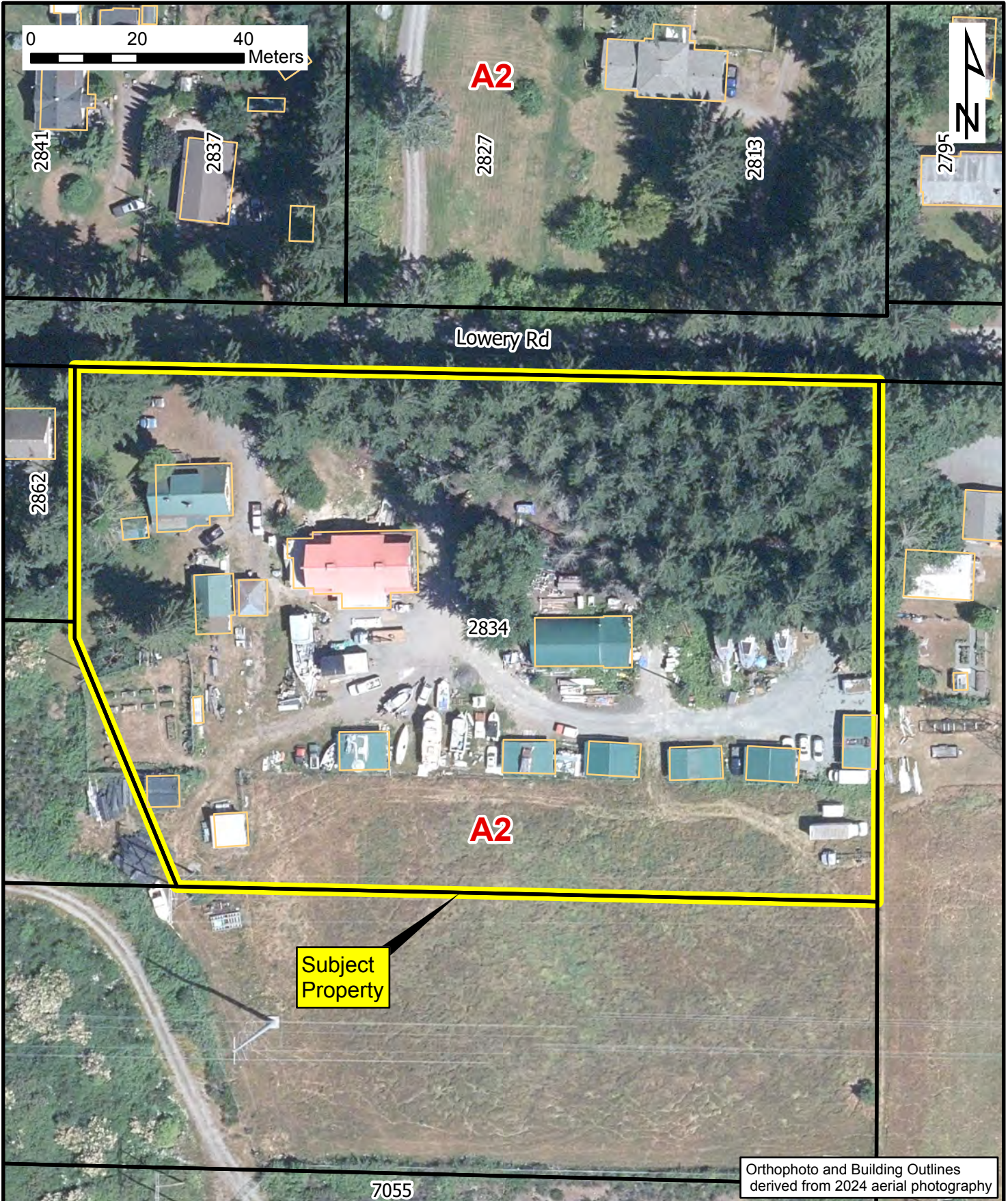
	<p align="center">Subject Property</p>	<p>Date January 20, 2026</p>
	<p align="center">7022 Bell McKinnon Road (Temporary Mobile Home is 1-7022 Bell McKinnon Road)</p>	<p>Former Permit TTP00011</p>
	<p align="center">PID# 005-056-284</p>	



Subject Property

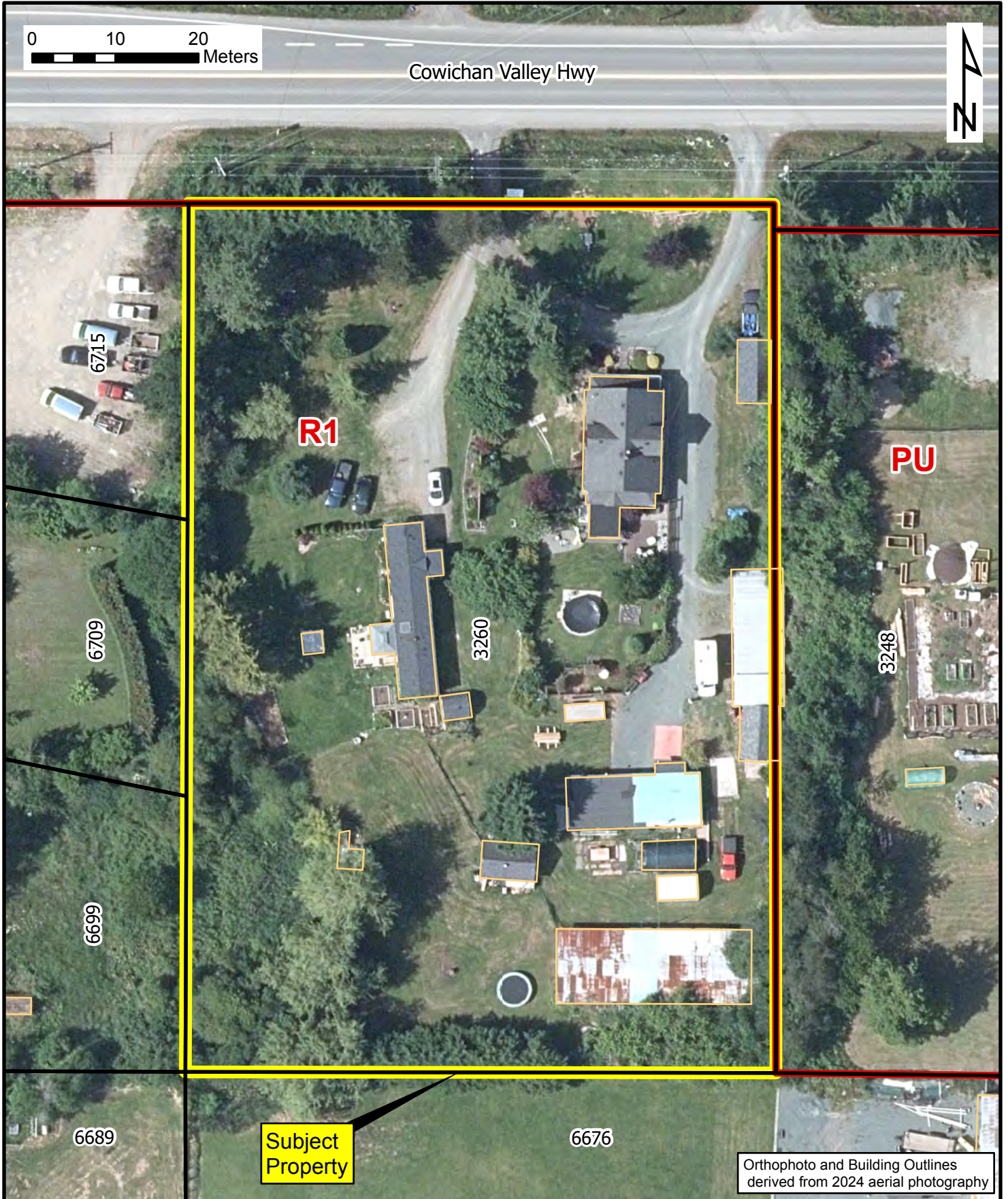
Orthophoto and Building Outlines derived from 2024 aerial photography

	Subject Property	Date	January 20, 2026
	7155 Bell McKinnon Road (Temporary Mobile Home is B-7155 Bell McKinnon Road)	Former Permit	TTP00023
		PID#	001-234-579



Orthophoto and Building Outlines derived from 2024 aerial photography

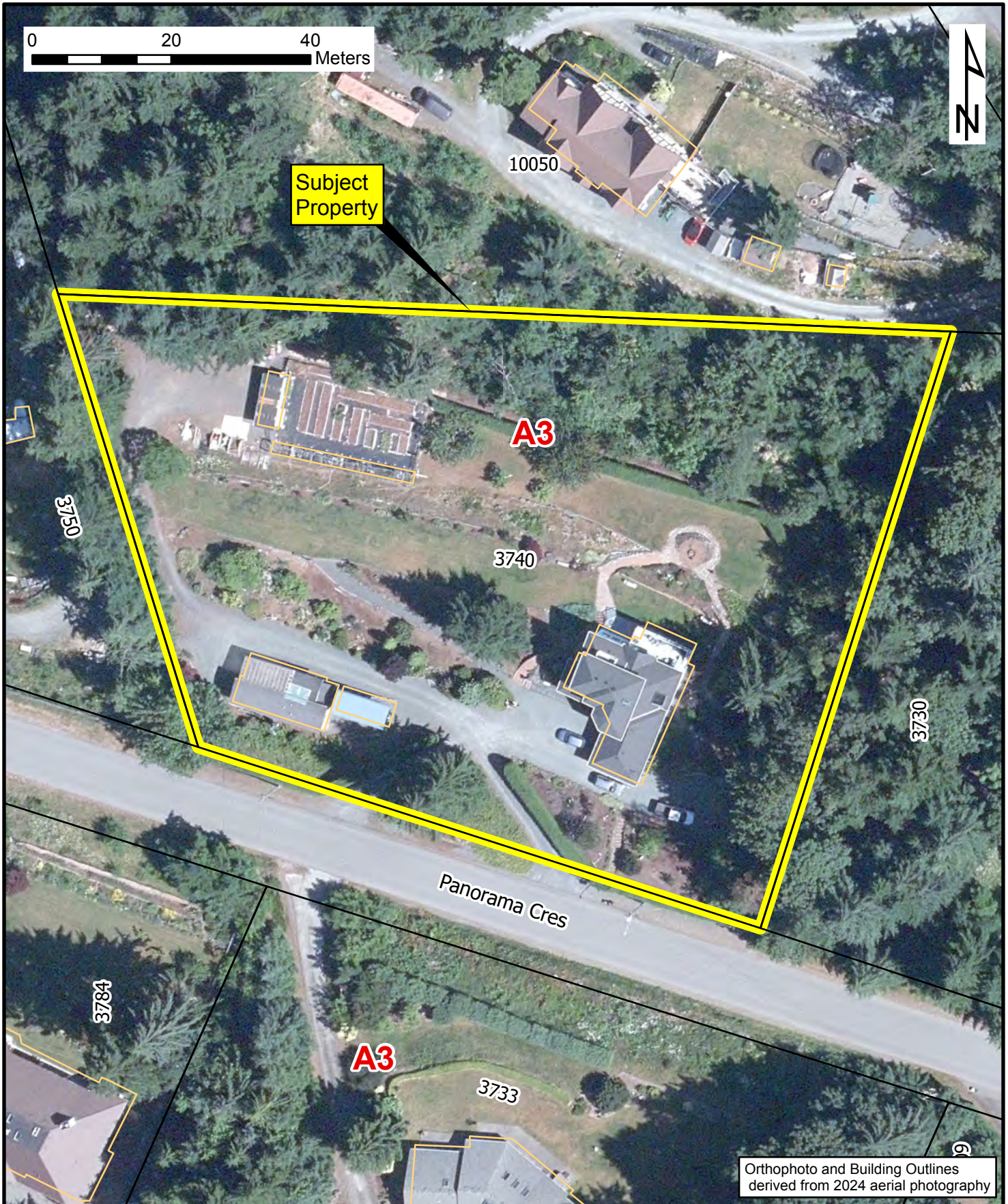
	<p>Subject Property</p>	<p>Date January 20, 2026</p>
	<p>2834 Lowery Road (Temporary Mobile Home is 1-2834 Lowery Road)</p>	<p>Former Permit TTP00030</p>
	<p></p>	<p>PID# 005-351-928</p>



Subject Property

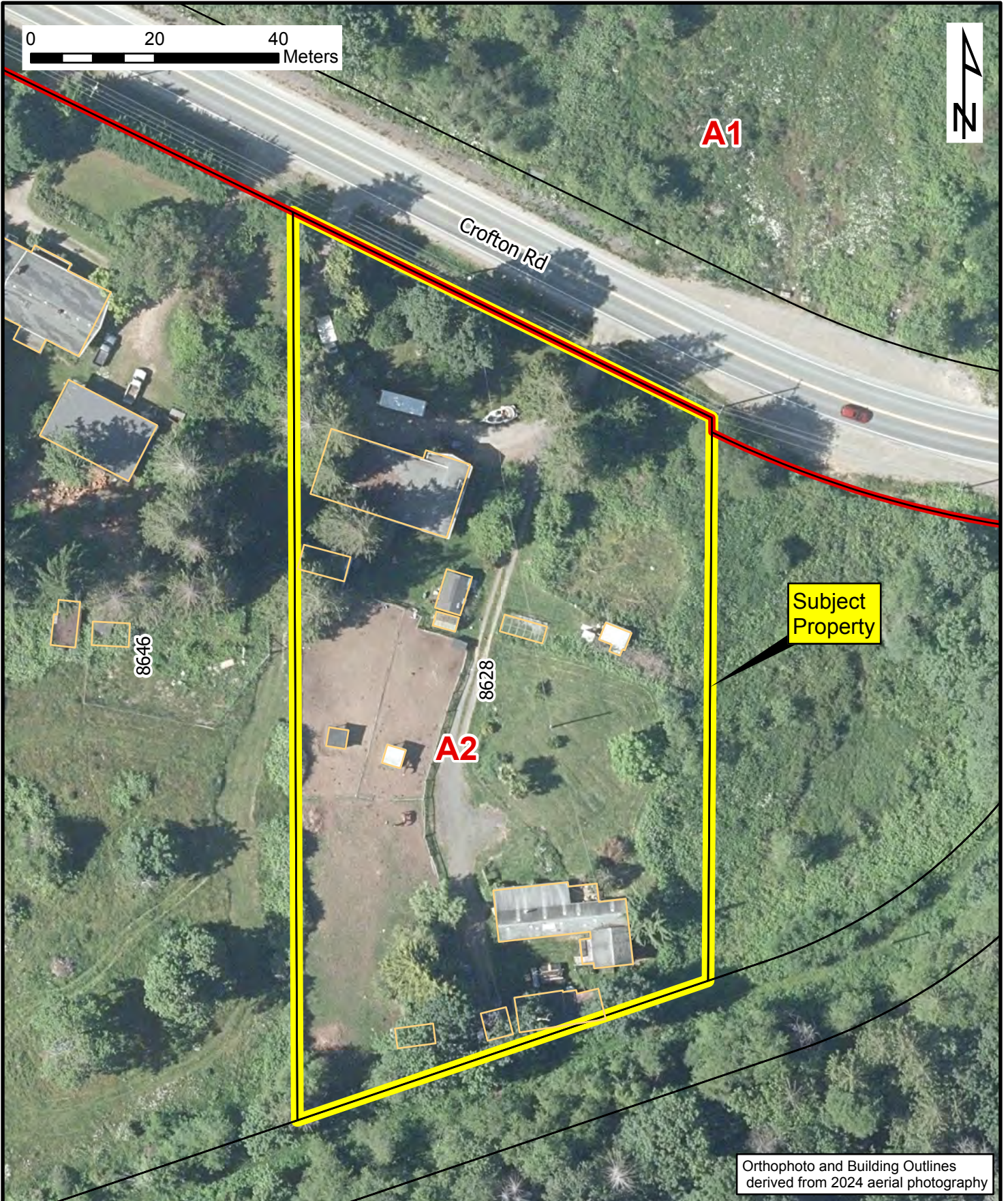
Orthophoto and Building Outlines derived from 2024 aerial photography

	Subject Property		Date	January 20, 2026
	3260 Cowichan Valley Highway (Temporary Mobile Home has no address)		Former Permit	TTP00032
			PID#	007-107-188



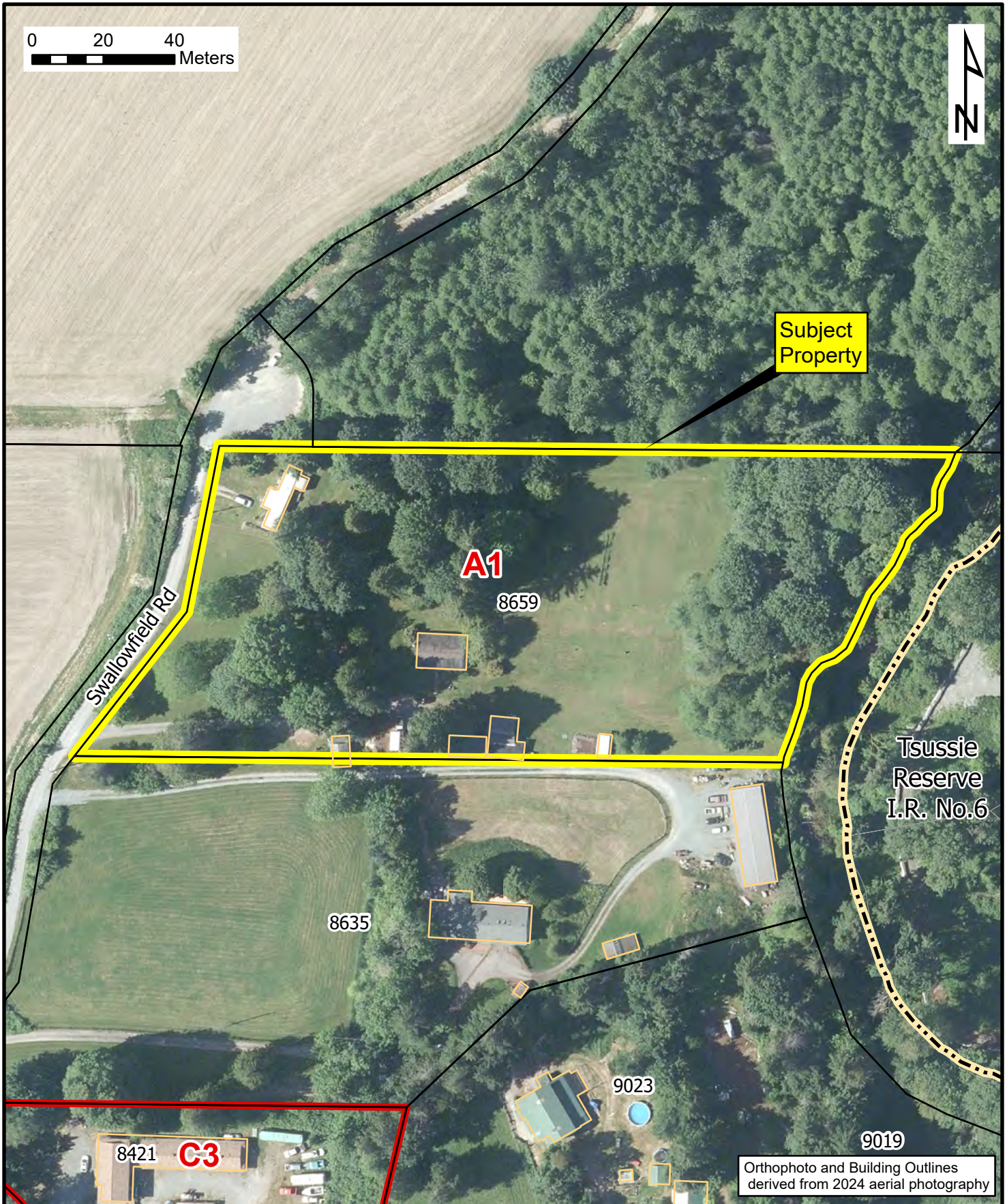
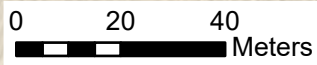
Subject Property	
3740 Panorama Crescent (Temporary Mobile Home is 1-3740 Panorama Crescent)	

Date	January 20, 2026
Former Permit	TTP00037
PID#	017-638-721



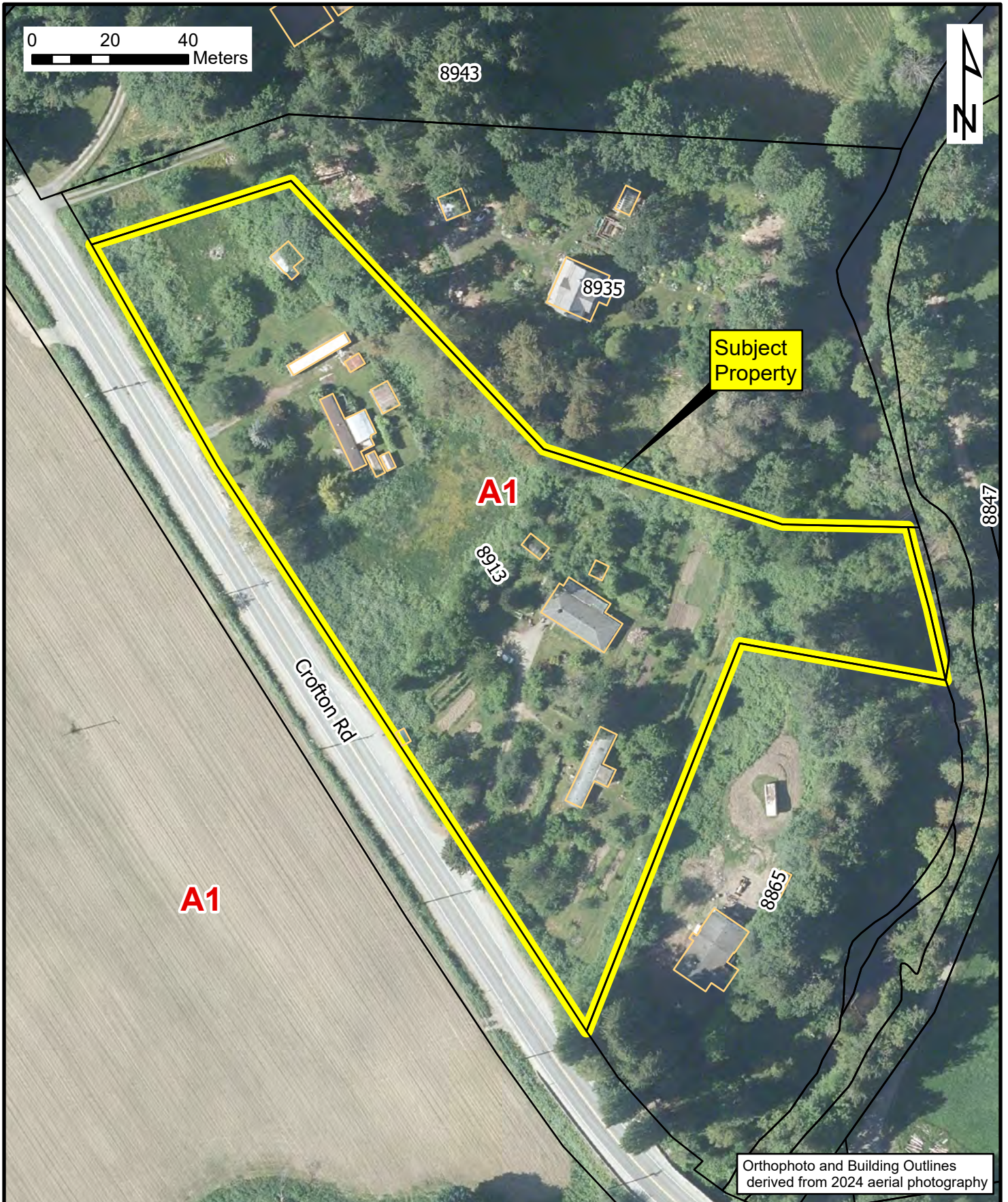
Subject Property	
8628 Crofton Road (Temporary Mobile Home is 1-8628 Crofton Road)	

Date	January 20, 2026
Former Permit	TTP00038
PID#	003-243-362



Orthophoto and Building Outlines derived from 2024 aerial photography

	Subject Property	Date	January 20, 2026
	8659 Swallowfield Road (Temporary Mobile Home is 1-8659 Swallowfield Road)	Former Permit	TTP00040
		PID#	005-839-505



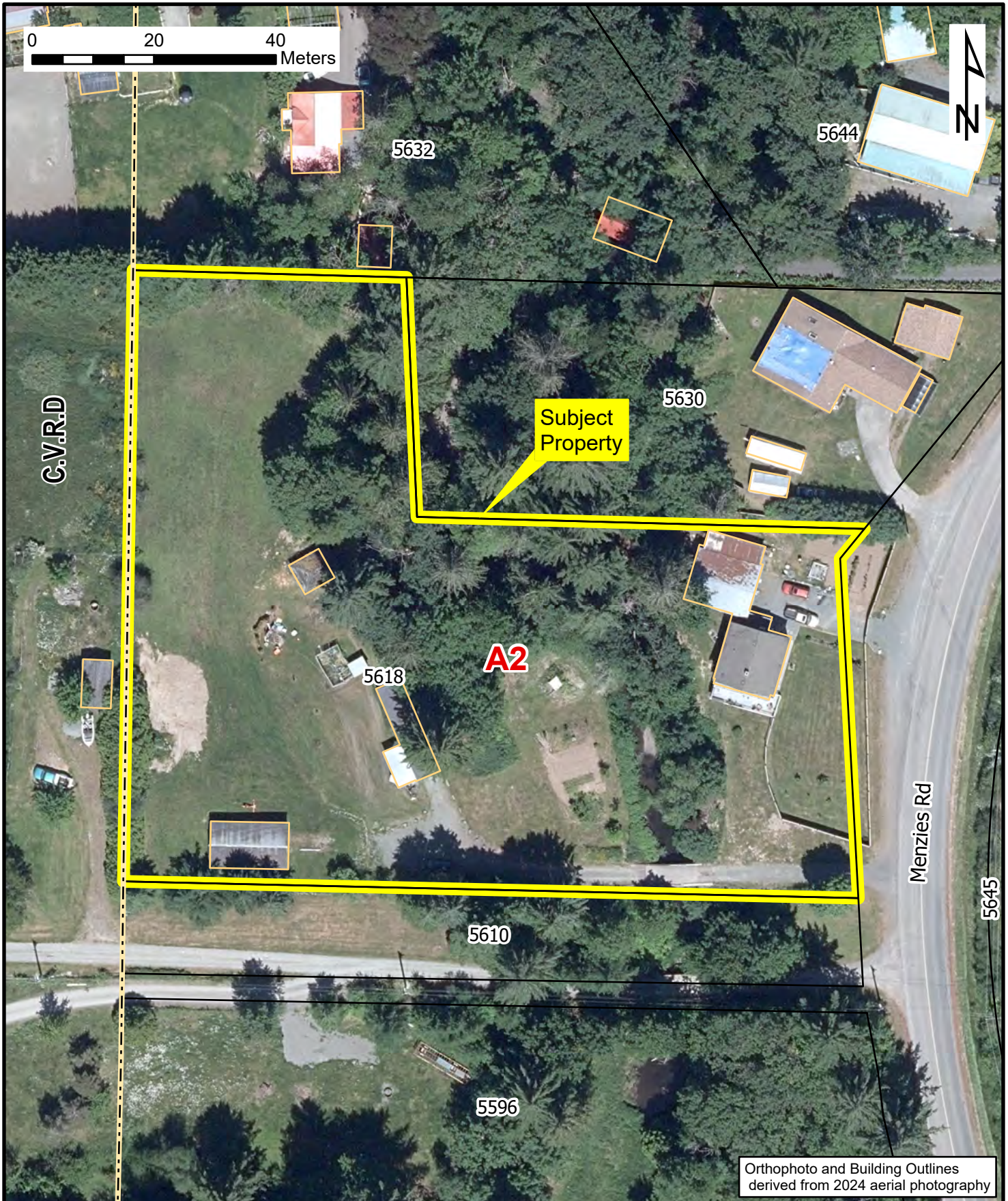
Subject Property	
8913 Crofton Road (Temporary Mobile Home is 1-8913 Crofton Road)	

Date	January 20, 2026
Former Permit	TTP00043
PID#	004-644-964



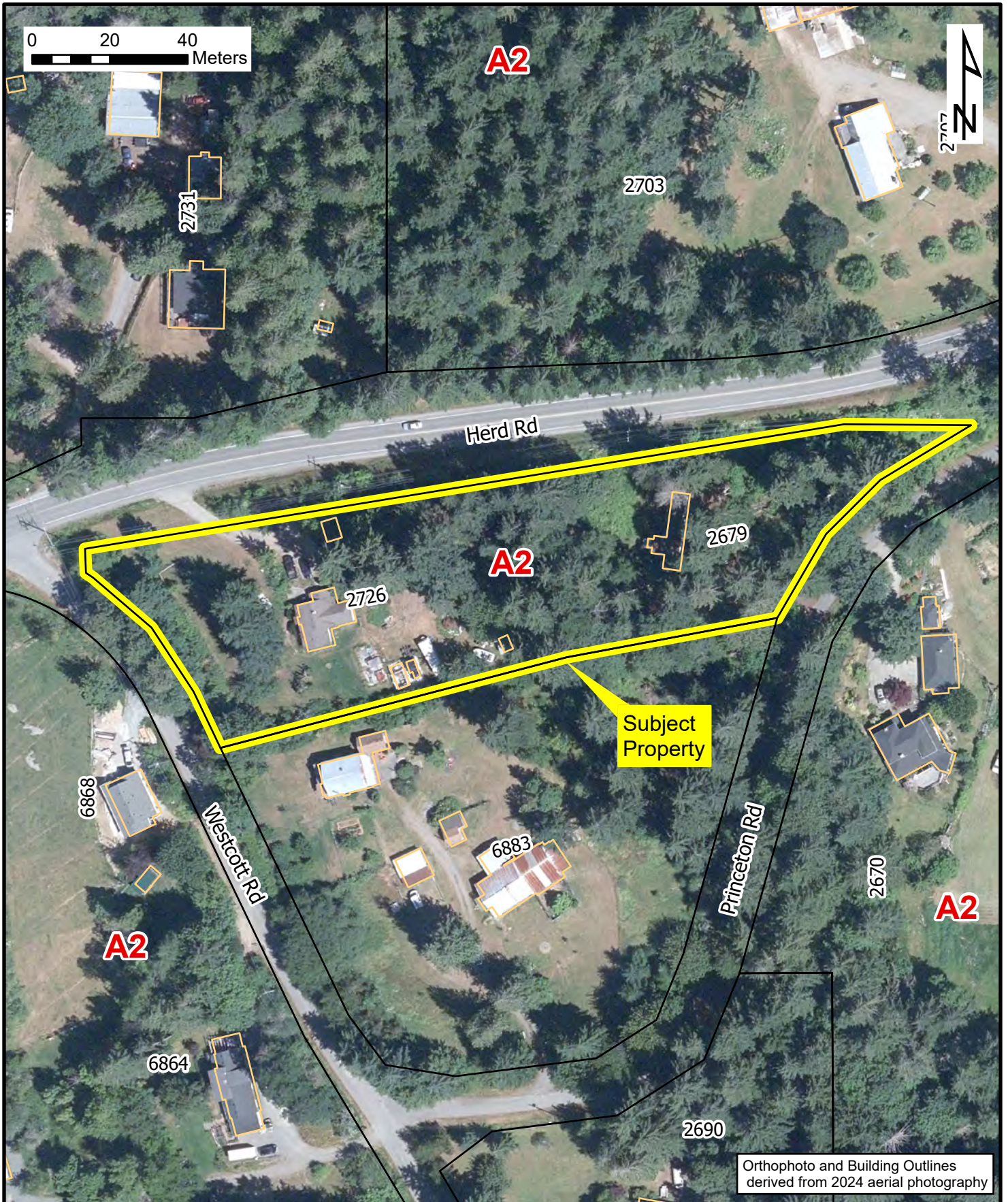
Subject Property	
6838 Somenos Road (Temporary Mobile Home is 1-6838 Somenos Road)	

Date	January 20, 2026
Former Permit	TTP00048
PID#	005-268-630



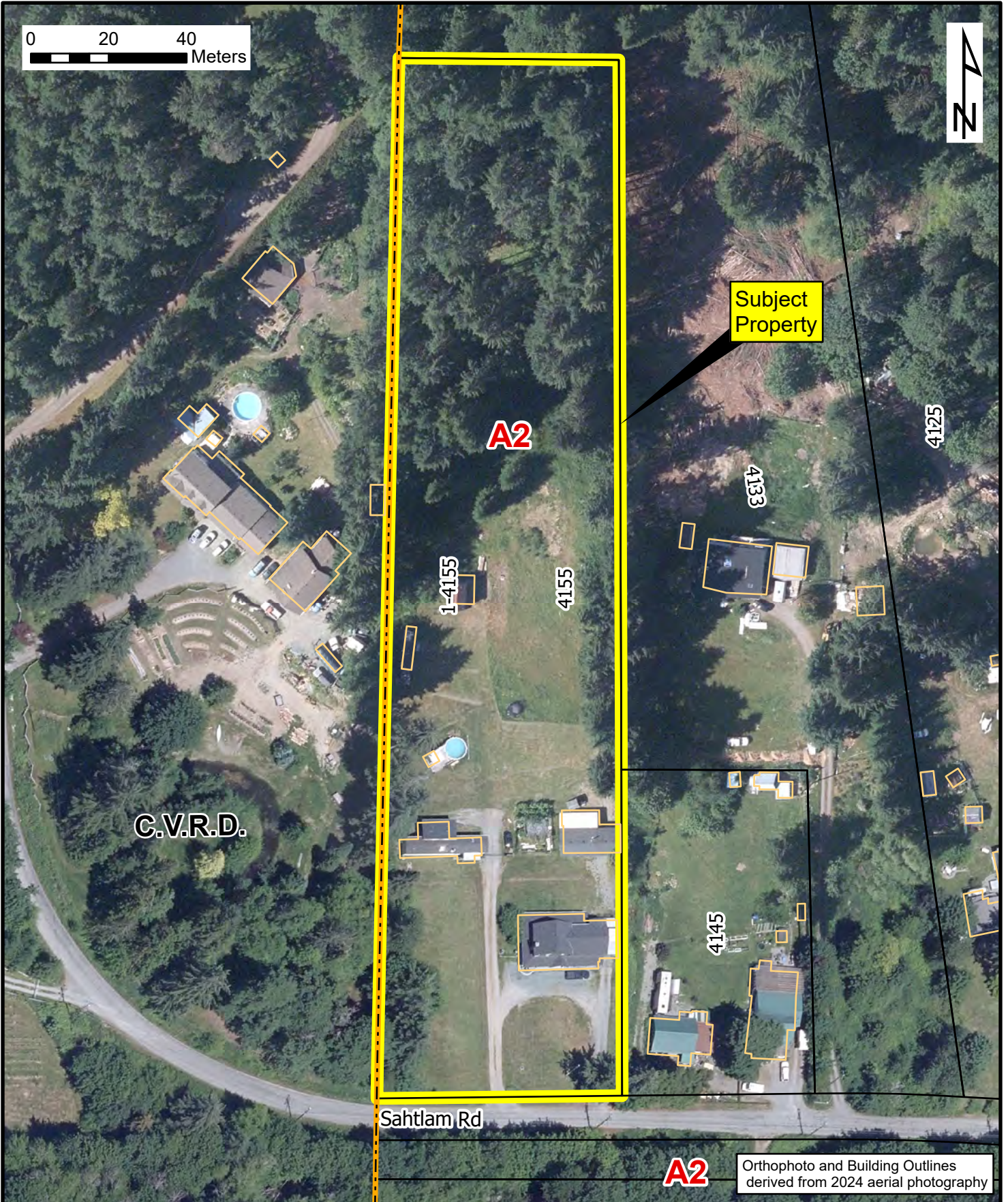
Orthophoto and Building Outlines derived from 2024 aerial photography

	<p>Subject Property</p>	<p>Date January 20, 2026</p>
	<p>5618 Menzies Road (Temporary Mobile Home is currently not assigned address)</p>	<p>Former Permit TTP00050</p>
		<p>PID# 003-676-005</p>



Orthophoto and Building Outlines derived from 2024 aerial photography

	Subject Property		Date	January 20, 2026
	2726 Herd Road (Temporary Mobile Home is 2679 Princeton Road)		Former Permit	TTP00055
			PID#	005-475-091



	Subject Property		Date	January 20, 2026
	4155 Sahtlam Road (Temporary Mobile Home is 1-4155 Sahtlam Road)		Former Permit	TTP00057
			PID#	006-007-244



Cowichan Reserve I.R. No.1

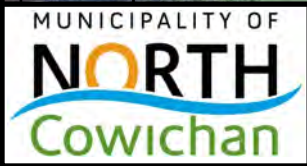
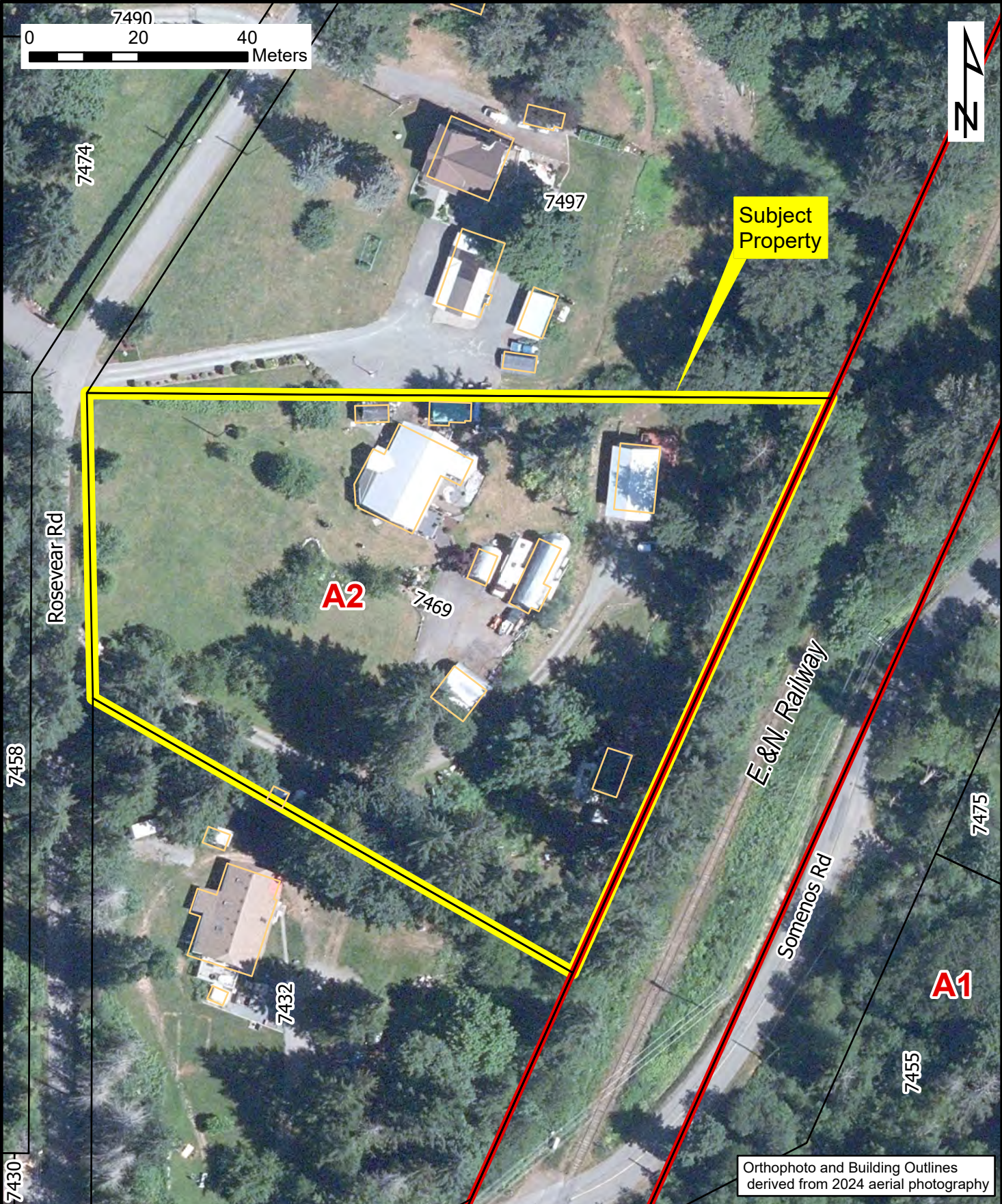
Orthophoto and Building Outlines derived from 2024 aerial photography

	Subject Property		Date	January 20, 2026
	3416 Gibbins Road (Temporary Mobile Home is 1-3416 Gibbins Road)		Former Permit	TTP00058
			PID#	004-737-032



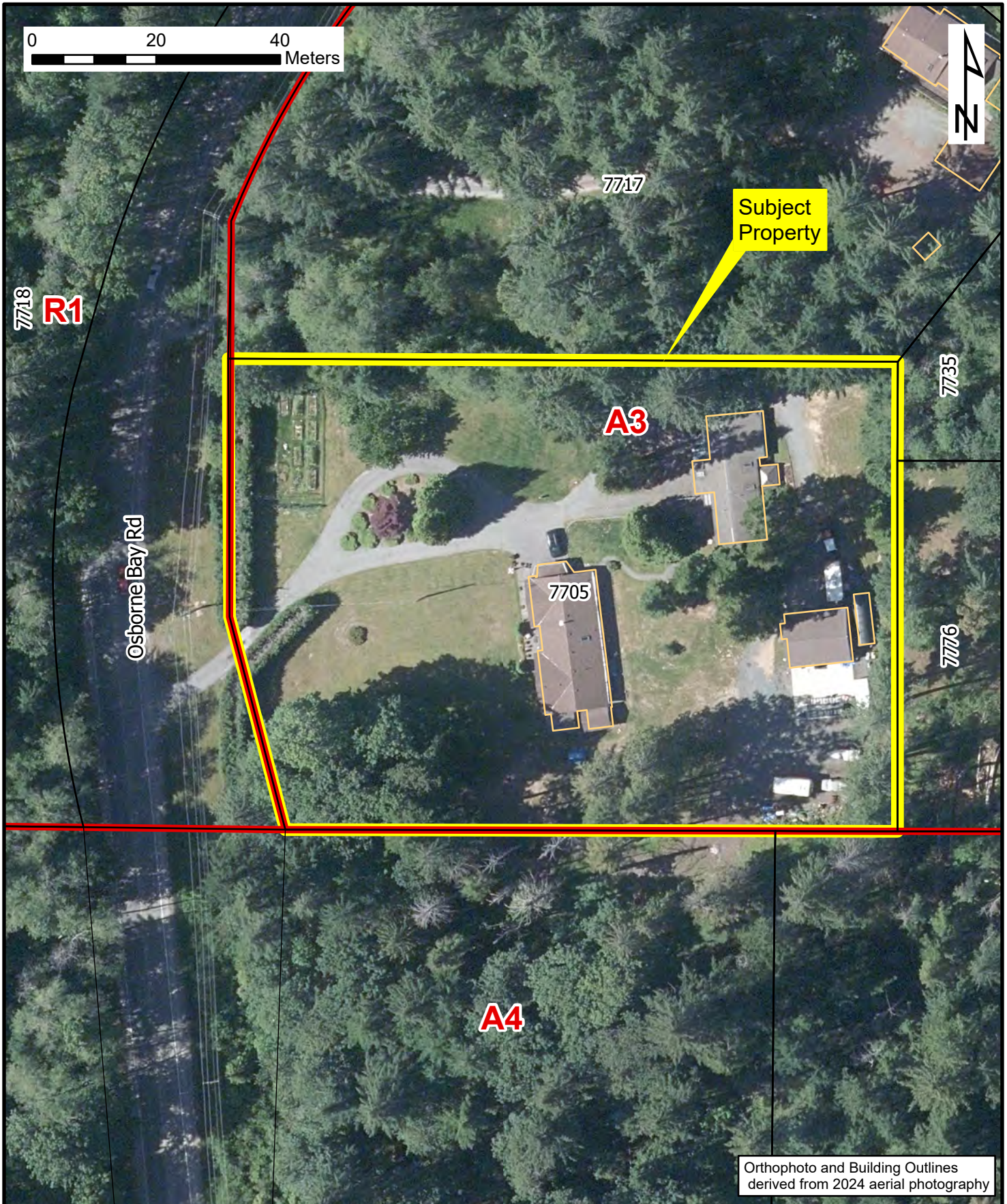
Subject Property	
3883 Gibbins Road (Temporary Mobile Home is 1-3883 Gibbins Road)	

Date	January 20, 2026
Former Permit	TTP00059
PID#	002-894-157




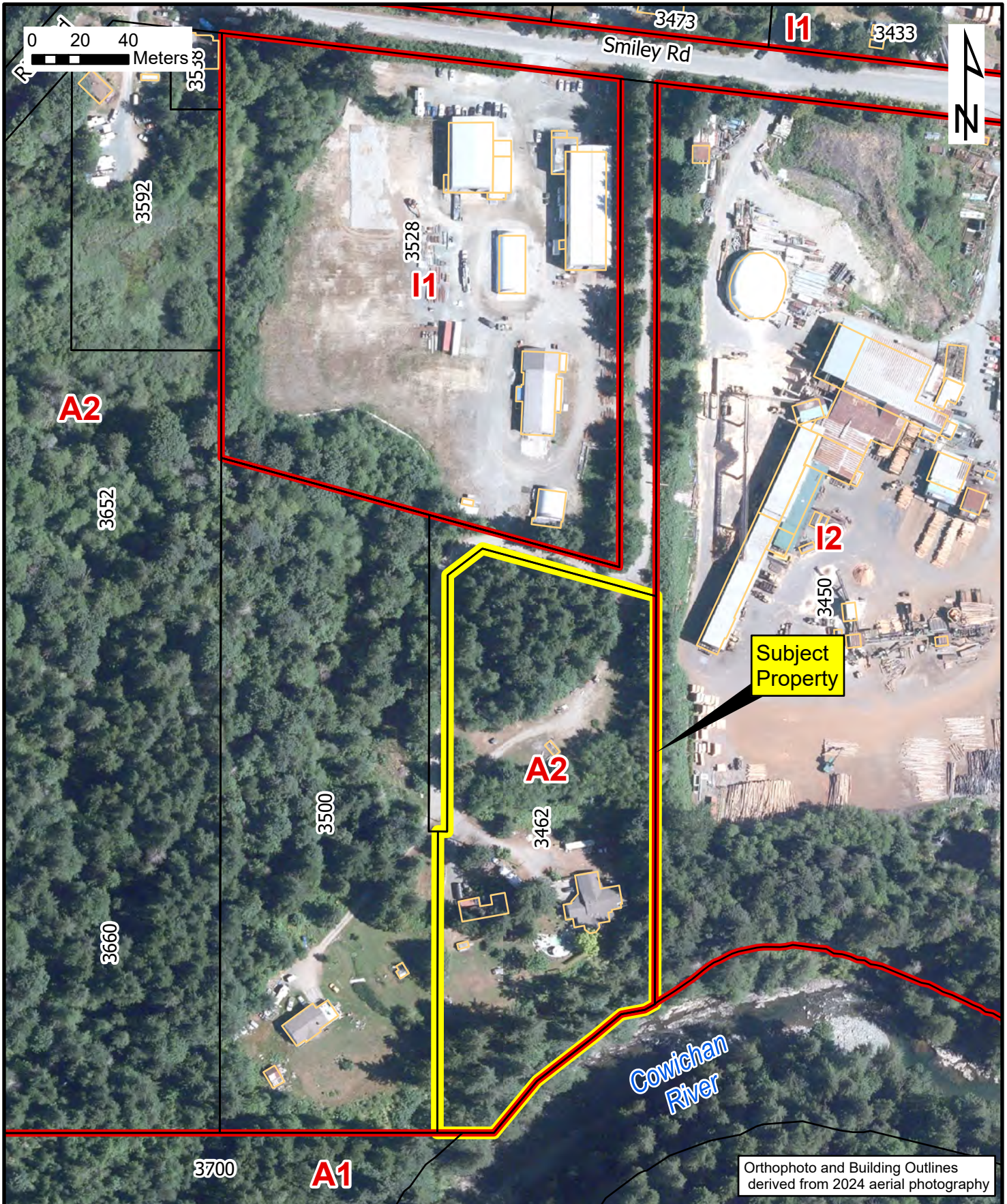
Subject Property
 7469 Rosevear Road
 (Temporary Mobile Home is currently not assigned address)

Date	January 20, 2026
Former Permit	TTP00060
PID#	006-247-741



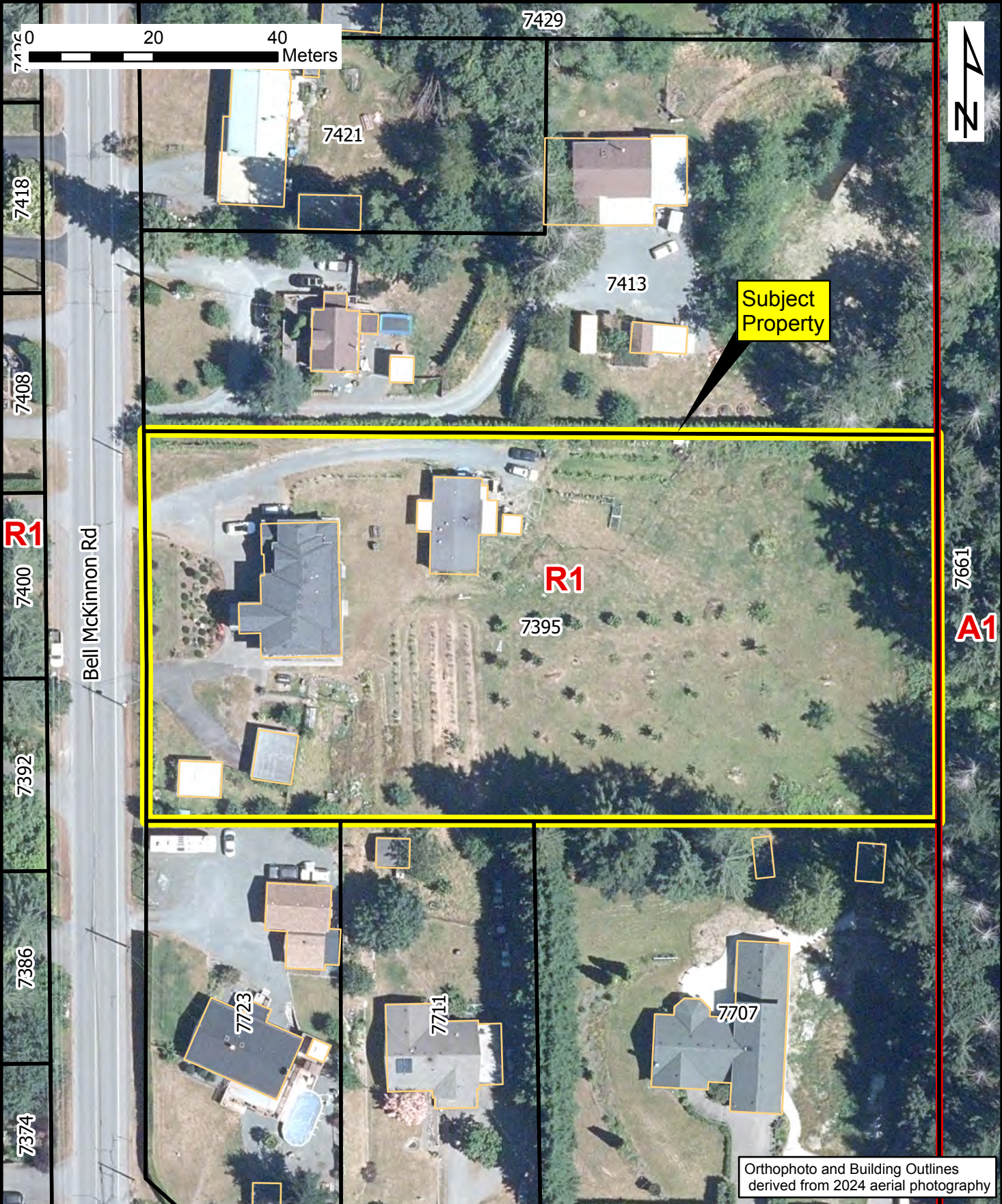
Orthophoto and Building Outlines derived from 2024 aerial photography

	Subject Property		Date	January 20, 2026
	7705 Osborne Bay Road (Temporary Mobile Home is currently not assigned address)		Former Permit	TTP00062
			PID#	001-138-189



Orthophoto and Building Outlines derived from 2024 aerial photography

	<p>Subject Property</p>	<p>Date January 20, 2026</p>
	<p>3462 Smiley Road (Temporary Mobile Home is 1-3462 Smiley Road)</p>	<p>Former Permit TTP00065</p>
	<p></p>	<p>PID# 005-015-901</p>



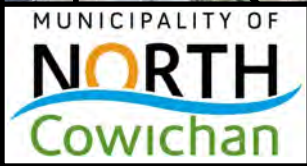
Subject Property

R1

A1

Bell McKinnon Rd

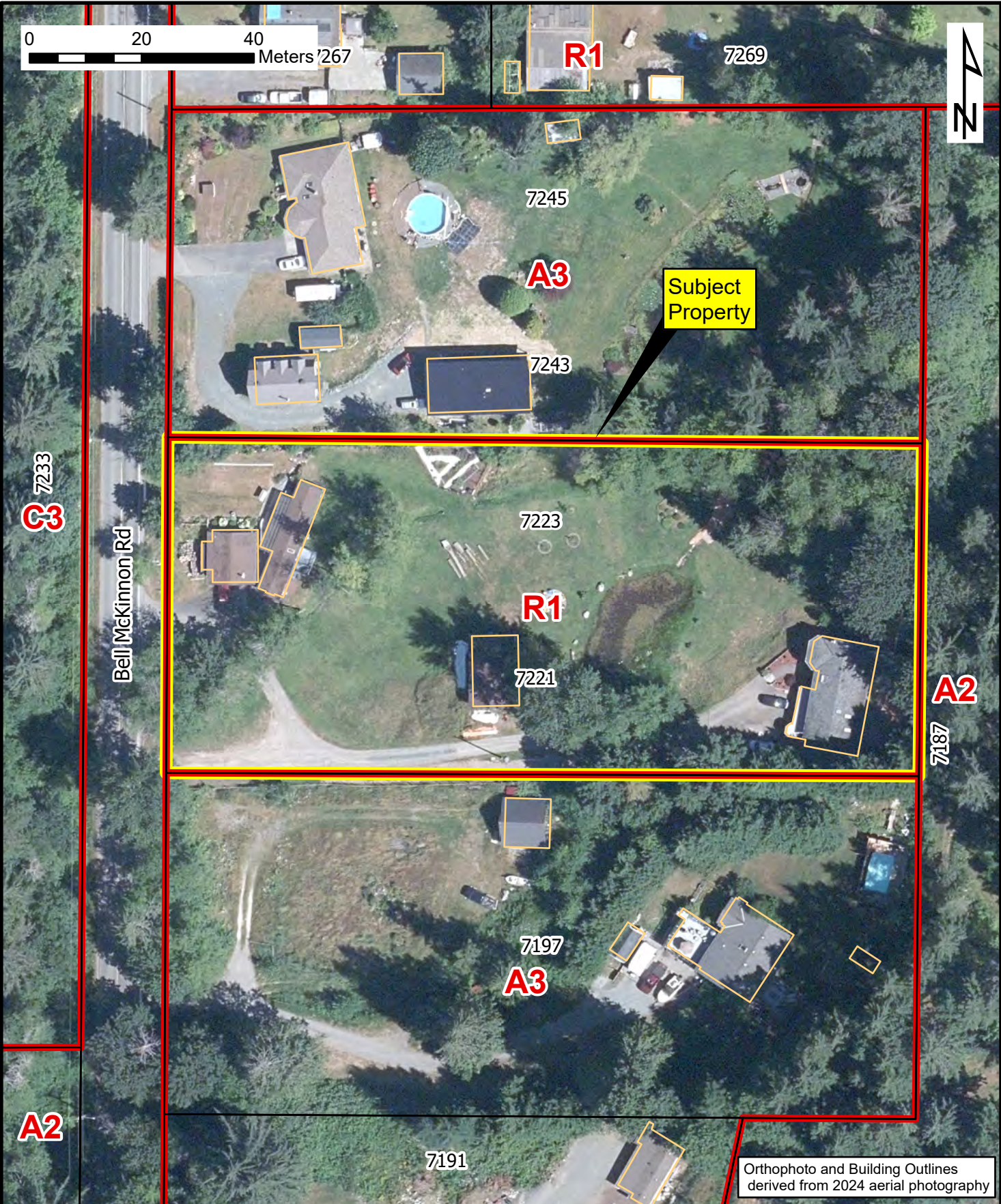
Orthophoto and Building Outlines derived from 2024 aerial photography



Subject Property

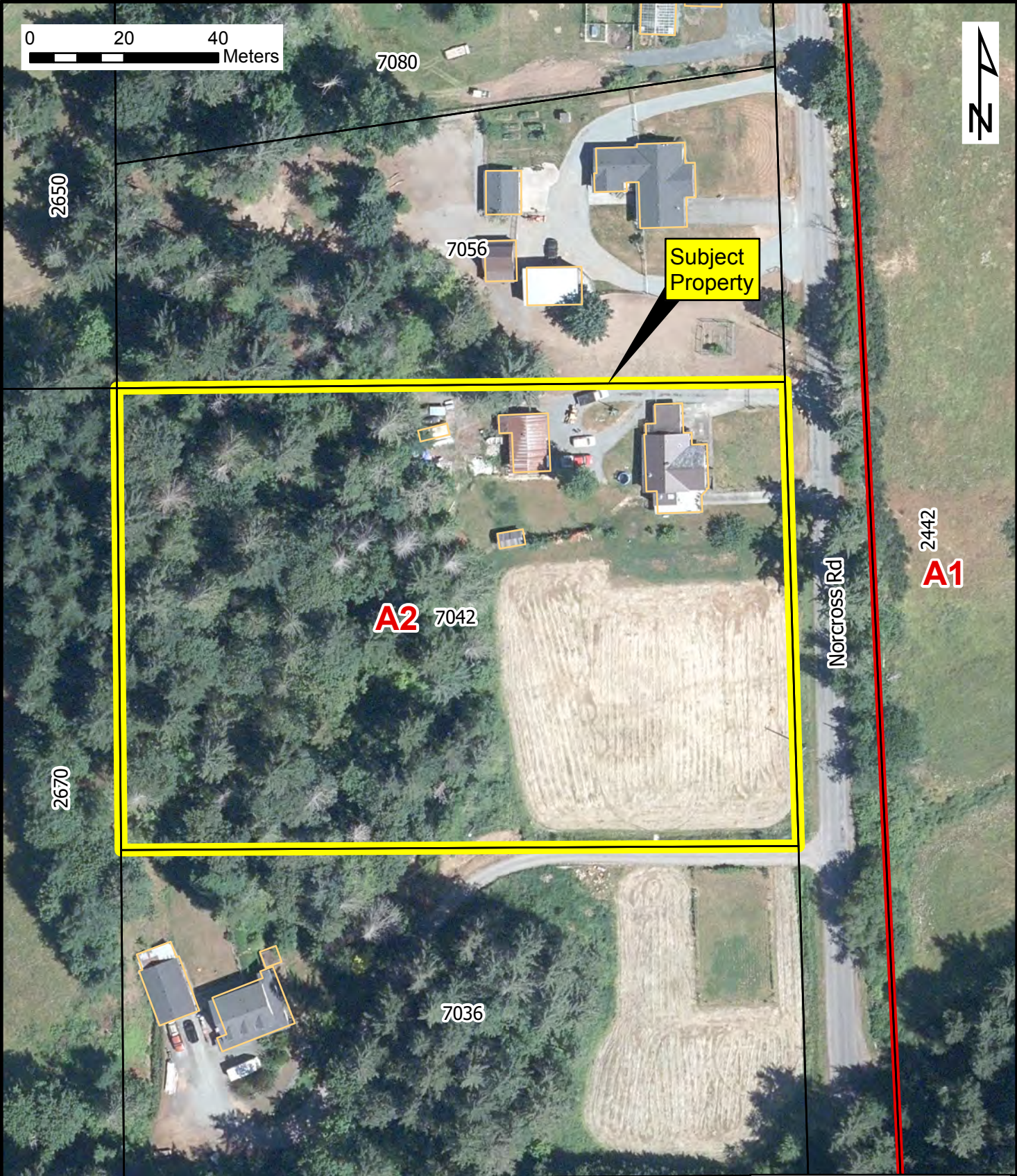
7395 Bell McKinnon Road
 (Temporary Mobile Home is 1-7395 Bell McKinnon Road)

Date	January 20, 2026
Former Permit	TTP00066
PID#	000-112-127

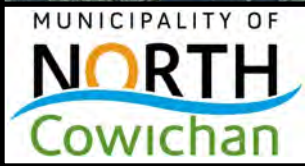


Orthophoto and Building Outlines derived from 2024 aerial photography

	Subject Property		Date	January 20, 2026
	7221 Bell McKinnon Road (Temporary Mobile Home is 7223 Bell McKinnon Road)		Former Permit	TTP00072
			PID#	011-879-661

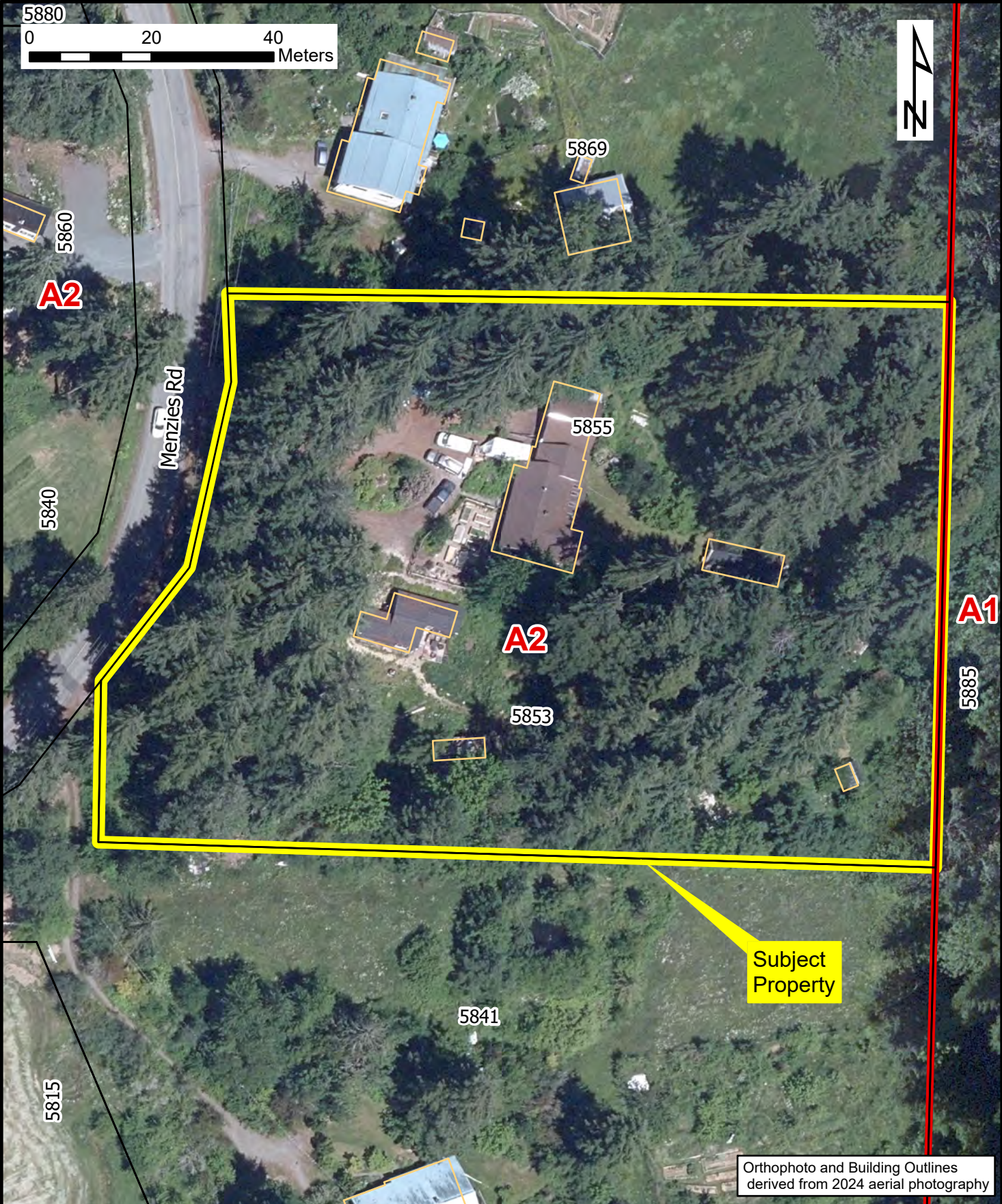


Orthophoto and Building Outlines derived from 2024 aerial photography



Subject Property
 7042 Norcross Road
 (Temporary Mobile Home is 1-7042 Norcross Road)

Date	January 20, 2026
Former Permit	TTP00076
PID#	000-201-511



Orthophoto and Building Outlines derived from 2024 aerial photography



Subject Property

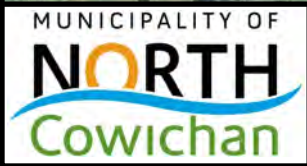
5855 Menzies Road
(Temporary Mobile Home is 5853 Menzies Road)

Date	January 20, 2026
Former Permit	TTP00079
PID#	003-574-415



Subject Property

Orthophoto and Building Outlines derived from 2024 aerial photography



Subject Property	
6726 Martin Road (Temporary Mobile Home is 6730 Martin Road)	

Date	January 20, 2026
Former Permit	TTP00088
PID#	000-596-671



Subject Property

0 20 40 Meters



3930

3926

3924

5434

5423

A3

A3

Winchester Rd

5421

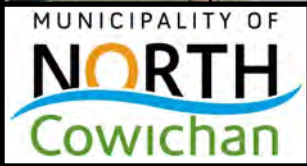
Cowichan Reserve I.R. No.1

5408

5407

5396

Orthophoto and Building Outlines derived from 2024 aerial photography



Subject Property

5421 Winchester Road
(Temporary Mobile Home is 5423 Winchester Road)

Date	January 20, 2026
Former Permit	TTP00092
PID#	002-070-804