



Minutes

<u>Meeting</u>	Public Hearing
<u>Date</u>	October 23, 2023
<u>Time</u>	1:12 PM
<u>Place</u>	Municipal Hall - Council Chambers

<u>Present</u>	Mayor Martin Davis	
	Councillor Sarah Fowler	by video
	Councillor Cheryl Northcott	by video

<u>Absent</u>	Councillor Meggan Joseph
	Councillor Douglas Elliott

<u>Staff</u>	Mark Tatchell, Chief Administrative Officer	
	Adia Mavrikos, CPA, CA, Director of Finance	by video
	Janet StDenis, Corporate Services Manager	by video
	Lauren Roth, Finance and Administrative Assistant	by video

<u>Guests</u>	Kevin Brooks, Division Manager Planning, McElhanney	by video
	Jennifer Barber, Senior Building Official, Strathcona Regional District	by video

<u>Public</u>	16 members of the public.	5 by video
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A. Call to Order

Mayor Davis called the meeting to order at 1:12 p.m.

Mayor Davis acknowledged and respected that Council is meeting upon Mowachaht/ Muchalaht territory

B. Opening by Mayor

This public hearing is being held in accordance with Division 3 of the *Local Government Act* regarding the amendment to Zoning Bylaw No 630, 2020. Staff will introduce and describe the purpose of the Bylaw. After that, there will be an opportunity for public comment. Council members may then ask any questions. The property owner will have an opportunity to speak and answer questions. And we will end the meeting by considering a resolution. The procedures for public comment have been distributed and more copies are available from staff.

C. Introduction of Bylaw by Staff

Village of Tahsis Zoning Amendment Bylaw, No. 660, 2023

Purpose of the Bylaw:

The property owner has applied to the Village to rezone the two parcels which constitute the mobile home park to permit permanent residency of recreational vehicles and tiny homes. The goal is to diversify housing types and also permit increased revenue to help make the operation of the park financially viable long term. The site is located within the Anthropogenic Hazard Development Permit Area making land excavation challenging. Any development that would result in ground disturbance will trigger the Anthropogenic Hazards development permit requirements. Due to the issues with ground stability and excavation, the provision of housing that avoids excavation is a suitable use for the property. The bylaw also includes provisions for density, setbacks, laundromat facilities and a prohibition against permanent foundations.

Kevin Brooks, Division Manager Planning, McElhanney gave a presentation on the rezoning proposal to allow for the permanent residency of Recreational Vehicles and Tiny Homes within the existing mobile home park (presentation attached).

D. Public Comment

Members of the public raised questions and concerns regarding the following topics: specific area subject to the proposed rezoning bylaw; housing density; Tiny Home and Recreational Vehicle CSA Standards; impact of rezoning on property taxes and BC assessment values; concerns about adequate policing, property maintenance and other bylaw infractions; adequate services such medical, utility and fire services and property site identification and sufficient lighting for fire services.

E. Applicant Comment:

None.

F. Questions from Council

Council and Staff responded to the question and concerns from the public.

G. Council Resolution

Fowler/ Northcott: VOT 0340/2023

THAT Village of Tahsis Zoning Amendment Bylaw No. 660, 2023 be amended to clarify that it is site specific to the mobile home park and not to other RM-2 Zone properties and;

THAT the amended Village of Tahsis Zoning Amendment Bylaw No. 660, 2023 be brought to Council for a 1st and 2nd reading after which a Public Hearing will be held.

CARRIED

H. Closing

Fowler/Northcott: VOT 0341/2023

THAT the October 23, 2023 Public Hearing be adjourned at 3:03 p.m.

CARRIED

Certified Correct this

7th Day of November, 2023

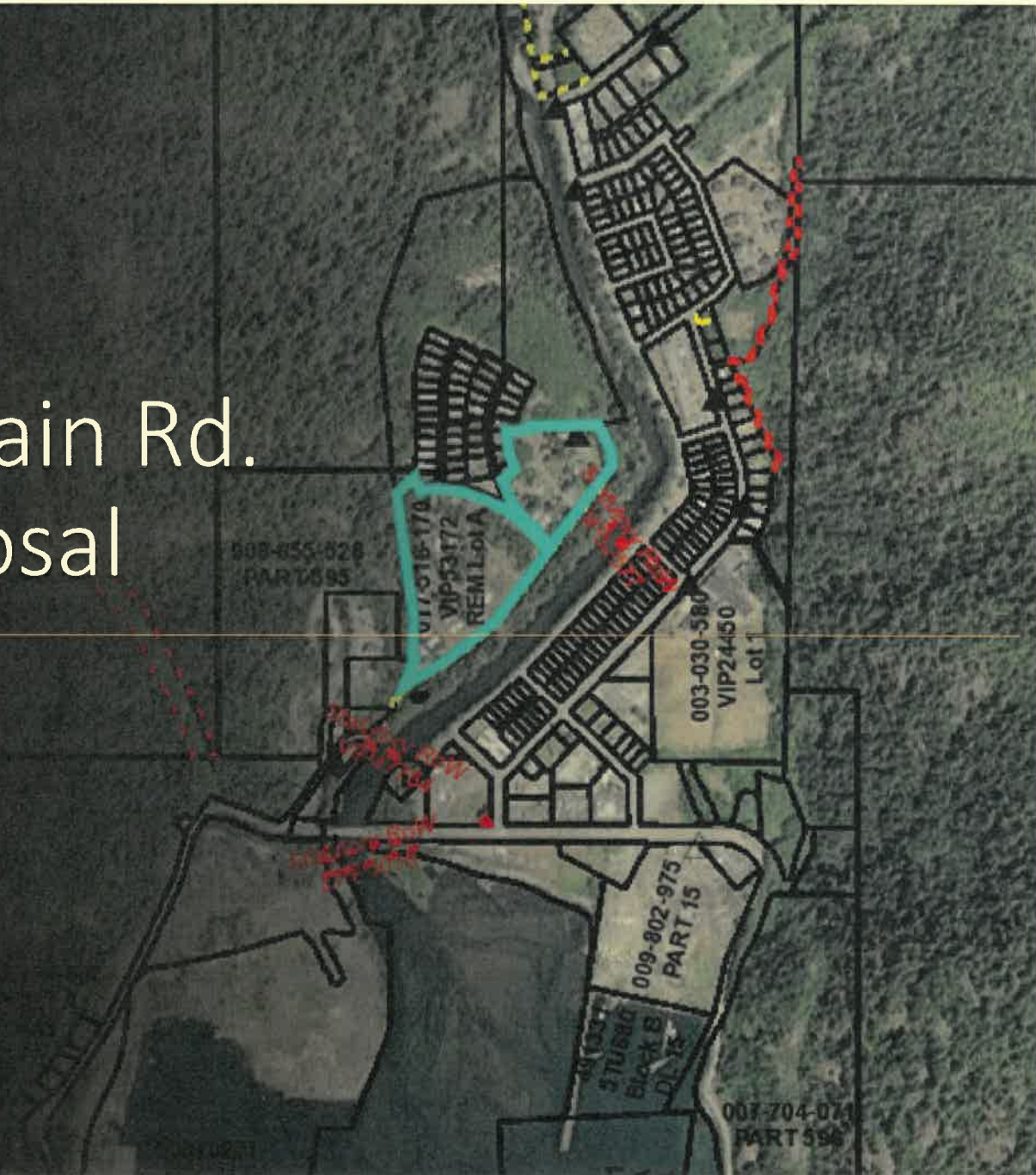


Chief Administrative Officer

Rugged Mountain Rd. Rezoning Proposal

Public Hearing
October 23, 2023

Kevin Brooks, MPlan, RPP
kbrooks@mcelhanney



Proposal

To rezone to allow for the permanent residency of Recreational Vehicles and Tiny Homes within the existing mobile home park.



Official Community Plan

- Property is designated Residential under the OCP



Zoning

- Property is zoned RM-2
- The Proposal is to amend the Zone Bylaw as follows:

7.5 Residential Multiple Zone Two (RM-2)	
Principal Uses	Accessory Uses
<ul style="list-style-type: none"> • mobile homes 	<ul style="list-style-type: none"> • accessory building or structure • community care facility • home-based business • professional occupation • urban agricultural use
Minimum Setbacks	
<p>A seven point five (7.5) metre minimum yard shall be maintained along all exterior property lines in a mobile home park.</p> <p>No mobile home shall be located within seven (7) metres of another mobile home. No part of any mobile home, or any addition or accessory building shall be located:</p> <ol style="list-style-type: none"> within two (2) metres of an internal access road right-of-way or common parking area; within two (2) metres of rear and side mobile home space lines. 	
Maximum Density	
Mobile home park	20 dwelling unit per hectare
Maximum Height	
All buildings and structures	10 metres
Maximum Lot Coverage	
Mobile home and additions to it (exclusive of carport)	35%
Addition to a mobile home (exclusive of carport and/or patio)	20%
Minimum Lot Size and Lot Frontage	
Minimum area	325 square metres
Minimum frontage when abutting an internal roadway right-of-way	12 metres
Minimum frontage when abutting a cul-de-sac or panhandle mobile home space	6 metres (unless otherwise approved by Council)
Conditions of Use	
<p>Mobile Home Space/Lot</p> <p>Each mobile home space shall be clearly marked off by suitable means;</p> <p>All mobile home spaces shall be properly drained, clearly numbered and have a clearly discernible mobile home pad of compacted gravel or be surfaced with asphalt or concrete pavement;</p> <p>No more than one mobile home shall be located on a mobile home space.</p> <p>On-Street Parking</p> <p>Two (2) parking stalls shall be provided for each mobile home space;</p> <p>In addition, one stall for every five (5) mobile home spaces shall be provided in the</p>	

1.1 Amend Section 2.1 (2) to add the following definitions:

Permanent Residency means a structure or dwelling that is occupied for at least 240 days in a calendar year.

Tiny Home means a single dwelling unit intended for permanent residency that includes the basic amenities of a permanent home including a kitchen, washroom and sleeping area, is less than 47 m² and can be mobile (on wheels), or with a temporary or permanent foundation. This includes a recreational vehicle used for permanent residency that is sited on a permanent pad with full services.

1.2.1 Add tiny home under Accessory Use

1.2.2 Add the following under Minimum Setbacks

Minimum Setbacks
4) Where new tiny home sites are permitted the following is required: <ul style="list-style-type: none">• Front – 5.0 <u>metres</u>• Rear - 2.0 metres• Side - 1.5 metres

1.2.3 add the following under Minimum Lot Size and Frontage

Minimum Lot Size and Lot Frontage	
Minimum area	Mobile home - 325 square metres Tiny Home/RV – 175 square metres
Minimum frontage when abutting an internal roadway right-of-way	Mobile home - 12 metres Tiny Home – 6 metres

1.2.4 add the following Conditions of Use

Conditions of Use

7) Tiny Home Provisions

- a) The maximum density of Tiny Homes will be less than 50 % of the total pads within the park.
- b) Any Tiny Home located within an RM-2 zone must be on a permanent pad as follows:
 - Pad must be dust free permanent pad of gravel, cement or asphalt
 - Each pad must be provided with full year-round services
- c) Where a laundromat is provided the following is permitted:
 - Up to 65% of the total pads within an established mobile home park can be tiny homes
- d) Tiny homes must be movable and may not be placed on a permanent foundation or cribbing.

Summary

- The proposal is consistent with the OCP.
- The proposal would enable the use of RV and similar designed temporary housing options (Tiny Homes) for permanent residency.
- There are conditions of the rezoning to encourage permanent residency.

Questions ?

