



AGENDA

Public Hearing

to be held on Tuesday, January 23, 2024 at 1 :00 PM in the Council Chambers
Municipal Hall, 977 South Maquinna Drive and by electronic means

Remote access: To attend this meeting remotely via Microsoft Teams/ phone
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A. Call to Order Mayor Davis will call the Public Hearing to Order at 1:00 PM

B. Opening by Mayor

**C. Introduction of Bylaw
by Staff** Village of Tahsis Zoning Amendment Bylaw, No. 660, 2023

D. Applicant Statement

E. Public Comment

F. Questions from Council

G. Council Resolution

H. Closing

All Regular Council Meetings,
Committee of the Whole Meetings,
Special Council Meetings, Public Hearings are recorded
unless otherwise specified.



ZONING AMENDMENT BYLAW No. 660, 2023 - A BYLAW TO AMEND ZONING BYLAW 630, 2020 RM-2 ZONE TO PERMIT PERMANENT RESIDENCY OF RECREATIONAL VEHICLES.

WHEREAS Section 479 of the *Local Government Act* allows a local government to create different zones and regulate uses, density, and siting within each zone;

NOW THEREFORE, the Council of the Village of Tahsis, in open meeting assembled, enacts the following:

Short Title

1. This bylaw may be cited for all purposes as the “Village of Tahsis Zoning Amendment Bylaw No. 660, 2023”.

Administrative Provision

2. If any section, subsection, sentence, clause or phrase in this bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the decision shall not affect the validity of the remaining portion of the bylaw.

Text Amendments

1. The text of the Village of Tahsis Zoning Bylaw No. 630, 2020 is hereby amended as follows:

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 Amend Table in Section 5.5 Residential Multiple Zone Two (RM-2) as follows:

1.2.1 Add under Accessory Use:

On LOT A DISTRICT LOT 595 AND 662 NOOTKA DISTRICT PLAN VIP53172 EXCEPT PLAN EPP92447 tiny homes are permitted

1.2.2 Add the following under Minimum Setbacks:

On LOT A DISTRICT LOT 595 AND 662 NOOTKA DISTRICT PLAN VIP53172 EXCEPT PLAN EPP92447

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

1.2.3 add the following under Minimum Lot Size and Frontage:

On LOT A DISTRICT LOT 595 AND 662 NOOTKA DISTRICT PLAN VIP53172 EXCEPT PLAN EPP92447

| 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:

On LOT A DISTRICT LOT 595 AND 662 NOOTKA DISTRICT PLAN VIP53172
EXCEPT PLAN EPP92447

| 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: <ul style="list-style-type: none">• 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: <ul style="list-style-type: none">• 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. |

Adoption

This Bylaw shall come into force and take effect upon the date of final adoption by the Council of the Village of Tahsis

READ A FIRST TIME THIS 7th DAY OF November 2023.

READ A SECOND TIME THIS 7th DAY OF November 2023.

A PUBLIC HEARING IN RESPECT OF
THIS BYLAW WAS HELD ON THE xxth DAY OF xxxx 2023.

READ A THIRD TIME THIS xxth DAY OF xxx 2023.

APPROVAL PURSUANT TO SECTION 52
OF THE *TRANSPORTATION ACT*
RECEIVED ON xxth DAY OF xxxx 2023.

ADOPTED THIS xxth DAY OF xxxx 2023.

MAYOR

CORPORATE OFFICER

I hereby certify that the foregoing is a true and correct copy of the original
Bylaw No. 660, 2023 duly passed by the Council of the Village of Tahsis on this
_____ day of _____, 2023.

CORPORATE OFFICER