

**Appendix C**  
**Summary of Differences between the Proposed CD-1 Zone and the Zoning Bylaw (R-5) and Mobile Home Parks Bylaw**  
**Mobile Home and Tiny House Park on Boundary Drive North**  
**Rezoning Application No. ZA 1803 (from R-1 to CD-1)**

Proposed Variances to the Regulations of <b>Zoning Bylaw No. 2039 – R-5 (Mobile Home Park) Zone</b>			
Existing Regulation	Proposed Variance	Proponent's Rationale	Staff Comments
1) 4.6 metre (15 foot) setback from all lot lines required.	Side yard – 5 feet (north and south property lines).  Front yard on Boundary Dr. – 10 feet (except for sites #1, 2 and 16 which will have a 15 foot setback).  Rear yard on west lot line – 10 feet.	A 5 foot side yard setback is equivalent to all other residential zones in the City.  A 10 foot front and rear yard setback will facilitate more affordable units.	The 5 foot side yard setback is consistent with other zones (including multi-family). The north side yard will abut green space (an undeveloped road allowance). The south side yard will need to be landscaped to buffer the development from the existing house.  All other residential zones in the City have a 20 foot front and rear yard setback requirement which is intended to allow for front yard open space, driveways and parking. Parking in this project will be accessed from inside the park rather than from the street (except for sites # 1, 2 and 16), so reduced front and rear yard setback along with a landscaped 10 foot strip along the street may be acceptable.

Proposed Variances to the Regulations of the <b>Mobile Home Parks Bylaw No. 1001</b>			
Existing Regulation	Proposed Variance	Proponent's Rationale	Staff Comments
1) 25 foot buffer required around the perimeter of mobile home park.	Eliminate the buffer requirement entirely.	Buffer would take up 25 % of the site therefore reduce the number of units.	The buffer requirement may be somewhat antiquated (the bylaw is from 1977) and was intended to shield mobile home parks from adjacent land uses and provide open space on the mobile home park site. This proposal involves a sizable (approximately 0.13 hectare) protection or dedication of open space (ecological reserve) which will create a sense of open space on the property. Further, lands to the north are owned by the City and used for recreational purposes so will likely also remain as open space.
2) A maximum 6 foot high tightboard fence or vegetative landscape screen required around perimeter of mobile home park.	Allow fence to be of a different material.	A tightboard fence may give appearance of a fenced stockade. Chain link may be preferable.	An alternative fencing style may be acceptable provided it is combined with adequate landscaping (especially along the south property line and Boundary Drive). It's recommended that a landscaping plan be submitted and reviewed prior to building permits.

Proposed Variances to the Regulations of the <b>Mobile Home Parks Bylaw No. 1001</b>			
Existing Regulation	Proposed Variance	Proponent's Rationale	Staff Comments
3) Mobile homes (& other buildings) must be at least 20 feet apart.	Let the building code and mobile home space size dictate separation distances.	Construction standards for mobile homes have changed and therefore 20 feet separation is no longer required.	It is possible to ensure adequate separation through the issuance of building permits. For example, the building code indicates: "Spatial separation calculations (as detailed in Section 9.10 of the B.C. Building Code) will determine the minimum distance between neighboring units, despite individual pad line variances. Exterior wall size and construction, and size of unprotected openings (windows, doors) will be needed prior to issuing individual building permits".
4) Mobile home spaces must be 3,000 square feet for a single-wide and 4,000 square feet for a double-wide.	3,500 square foot minimum for all mobile home spaces and 2,450 square foot minimum for tiny houses.	Allows for more efficient use of the site and accommodates small floor plans such as tiny houses.  Tiny houses have a reduced footprint which allows for smaller lot/space.	A scan of other mobile home park bylaws in the province suggests that a 3,500 square foot space for a mobile home is common practice.  Assuming that tiny houses are typically about 400 – 500 square feet in size, the 2,450 square foot space proposed appears acceptable.
5) No mobile home space can have direct access from a public road.	Allow 3 tiny house spaces (#1, 2 and 16) fronting on Boundary Drive to have direct access.	The looping configuration of the interior road does not allow for access to 3 mobile home spaces.	The 3 sites with direct access from Boundary Drive are proposed to have a minimum setback of 15 feet. The sites appear to have adequate space to accommodate 2 parking stalls.
6) For every 4 mobile homes, an additional parking space is required (i.e., for visitors).	Eliminate this requirement.	Most homes will have a carport and room for at least one extra parking space.	One space per dwelling unit for units under 90 square metres is the current parking regulation in the zoning bylaw (this project complies with the Zoning Bylaw but not the Mobile Home Parks bylaw). The mobile home spaces will accommodate at least 2 parking spaces, which exceeds the zoning bylaw requirement.

*[Note: Distances/areas are expressed in feet instead of metres for convenience - measurements in the Mobile Home Park Bylaw (1977) are expressed in feet].*