



PH-1

Public Hearing Information Package

March 12, 2018 at 7:00 pm
Sooke Council Chamber
2225 Otter Point Road, Sooke, BC

Proposed Bylaw:	Bylaw No. 696, <i>Zoning Amendment Bylaw (600-55), 2018</i>
Zoning Amendment:	The purpose of Bylaw No. 696, <i>Zoning Amendment Bylaw (600-55)</i> is to permit a manufactured home as a principle use in the Watershed, Forest & Agriculture Zone (RU1), Rural Zone (RU2), Small Scale Agriculture Zone (RU3), Rural Residential Zone (RU4) and Neighbourhood Rural Residential Zone (RU5).

Information Package Contents

Page #

- | | |
|---|-----------|
| 1. Notice of Public Hearing published in the Sooke News Mirror February 28 & March 7, 2018. | 1 |
| 2. Bylaw No. 696, <i>Zoning Amendment Bylaw (600-55), 2018</i> at second reading. | 3 |
| 3. Staff Report to Council, dated February 26, 2018. | 5 |
| 4. Council minutes and resolution, dated February 26, 2018. | 13 |

*Please note that written and verbal submissions will
become part of the public record.*



2205 Otter Point Road, Sooke
Phone: 250-642-1634 Fax: 250-642-0541

email: info@sooke.ca
website: www.sooke.ca

NOTICE OF PUBLIC HEARING

The Council of the District of Sooke will hold a Public Hearing pursuant to the provisions of the *Local Government Act* in the Council Chambers at 2225 Otter Point Road, Sooke, BC on Monday, March 12, 2018 commencing at 7:00 pm.

Application Information:

Bylaw: Bylaw No. 696, *Zoning Amendment Bylaw (600-55)*

Proposal:

The purpose of Bylaw No. 696, *Zoning Amendment Bylaw (600-55)* is to permit a manufactured home as a principle use in the Watershed, Forest & Agriculture Zone (RU1), Rural Zone (RU2), Small Scale Agriculture Zone (RU3), Rural Residential Zone (RU4) and Neighbourhood Rural Residential Zone (RU5).

Further Information:

Copies of the bylaw(s) and any relevant background documentation may be viewed in the "Public Notices" section of the District of Sooke website www.sooke.ca or inspected at the District Municipal Offices at 2205 Otter Point Road, Sooke, BC, between the hours of 8:30 am and 4:30 pm, Monday to Friday (excluding statutory holidays), commencing February 28, 2018 to and including March 12, 2018.

Public Input:

All persons who believe their interests are affected by the proposed bylaw(s) will be afforded an opportunity to be heard at the Public Hearing on the matters contained in the proposed bylaw(s). Should you have any concerns or comments you wish to convey to Council, please submit in writing by fax to 250-642-0541, email publichearing@sooke.ca or in person to the Corporate Officer at the District Municipal Offices no later than **Monday, March 12, 2018 at 12:00 pm**. Please be advised that submissions to Council will become part of the public record and are subject to disclosure under the *Freedom of Information and Protection of Privacy Act (FOIPPA)*.

NOTE: Council cannot receive further information concerning this application after the Public Hearing has concluded.



DISTRICT OF SOOKE ZONING AMENDMENT BYLAW NO. 696

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of permitting a manufactured home as a principal use in the Watershed, Forest & Agriculture Zone (RU1), Rural Zone (RU2), Small Scale Agriculture Zone (RU3), Rural Residential Zone (RU4) and Neighbourhood Rural Residential Zone (RU5).

The Council of the District of Sooke, in open meeting assembled, enacts as follows:

1. This bylaw is cited as *Zoning Amendment Bylaw No. 696 (600-55), 2018*.
2.
 - a) Schedule 101 – Watershed, Forest & Agriculture (RU1) is hereby amended by deleting section 101.2 (e) and replacing it with a new section 101.2 (e) as follows:
 - e) One single family dwelling or one manufactured home or one duplex per lot
 - b) Schedule 102 – Rural (RU2) is hereby amended by:
 - i) deleting section 102.2 (d) and replacing it with a new section 102.2 (d) as follows:
 - d) Single family dwelling or manufactured home or duplex
 - ii) deleting the table in section 102.5 and replacing it with a new table as follows:

Lot Size	Number of dwelling units
0.4 ha or less	1 single family dwelling or 1 manufactured home or 1 duplex
0.41 ha – 0.799 ha	2 single family dwellings or 2 manufactured homes or 1 duplex
0.8 ha – 3.99 ha	3 single family dwellings or 3 manufactured homes or 1 duplex
4 ha – 15.99 ha	4 single family dwellings or 4 manufactured homes or 2 duplexes
16 ha – 31.99 ha	5 single family dwellings or 5 manufactured homes or 2 duplexes
32 ha or greater	8 single family dwellings or 8 manufactured homes or 4 duplexes

- c) Schedule 103 – Small Scale Agriculture (RU3) is hereby amended by deleting section 103.2 (d) and replacing it with a new section 103.2 (d) as follows:
 - d) One single family dwelling or one manufactured home or one duplex per lot
- d) Schedule 104 – Rural Residential (RU4) is hereby amended by deleting section 104.2 (b) and replacing it with a new section 104.2 (b) as follows:
 - b) One single family dwelling or one manufactured home or one duplex per lot
- e) Schedule 105 – Neighbourhood Rural Residential (RU5) is hereby amended by deleting 105.2 (b) and replacing it with a new section 105.2 (b) as follows:
 - b) One single family dwelling or one manufactured home or one duplex per lot

READ a FIRST and SECOND time the 26 of February, 2018.

PUBLIC HEARING held the __day of ____, 2018.

READ a THIRD time the __day of ____, 2018.

APPROVED by Ministry of Transportation and Infrastructure the __ day of __, 2018.

ADOPTED the __day of ____, 2018.

Maja Tait
Mayor

Carolyn Mushata
Corporate Officer



Zoning for Z240 Manufactured Homes

RECOMMENDATION:

THAT Council give first and second reading to *Zoning Amendment Bylaw No. 696 (600-55)*.

AND THAT a public hearing be scheduled for *Zoning Amendment Bylaw No. 696 (600-55)* in accordance with section 466 of the *Local Government Act*.

Report Summary:

The report is introducing a Zoning Bylaw amendment to allow Z240 Manufactured Homes as a permitted Principal Use in rural residential zones.

Previous Council Action:

On February 13, 2018 staff presented a report for information regarding a Building Permit application for a Z240 Manufactured Home. That report was a follow-up to a December 11, 2017 resolution of Council for staff to prepare a Zoning Bylaw amendment to allow Z240 standard manufactured homes in residential zones.

Report:

On September 7, 2017 the District received an application for a building permit for a property zoned RU2 (Rural). The RU2 zone permits a Single Family Dwelling or a Duplex as principal uses. The definition of a Single Family Dwelling definition in the Zoning Bylaw excludes manufactured homes, park model trailers, motor homes etc. The definition of a Manufactured Home is a structure intended as a residential dwelling unit which is constructed to the CSA Z240 standard. The application received was for a Winfield Home Systems GD11-2752 home, a CSA Z240 standard home (certified by following a CSA A277 assurance standard which means it has been constructed to local building code standards). Since the home is a Manufactured Home by definition in the Zoning Bylaw, it is not currently permitted in an RU2 zoned property.

Staff reported on February 13, 2018 that they would obtain legal advice to deal with the current application. Staff have since received the advice and prepared the attached Zoning Bylaw amendment for Council's consideration. The proposed amendment will allow a Z240 Manufactured Home in rural residential zones (RU1, RU2, RU3, RU4 and RU5) as a Principal Use. This will permit the current application to proceed and also bring some existing Z240 homes into compliance. It will also allow applications for Z240 homes in the identified rural residential homes to proceed but not those in other zones.

Should this bylaw amendment not proceed or be approved, an alternative for the applicant would be to submit a spot rezoning request, along with the associated fee. Staff do not support spot zoning as a best practice to deal with zoning issues; the approach being recommended in the attached Zoning Bylaw Amendment is the preferred option.

Staff will soon be engaging a planning consultant to assist with a report to Council addressing whether Z240 Manufactured Homes would be appropriate in all residential zones. Should applicants for Z240 homes outside of the identified rural residential zones choose not to wait for the additional report, they can apply for a spot rezoning as indicated above with the associated fee.

An example of Z240 compliant manufactured homes is attached for reference (from GreenTerra Homes).

Legal Impacts:

The current Zoning Bylaw does not permit a Z240 manufactured Home as a Principal Use in any residential zones. The attached Zoning Bylaw Amendment will permit the Z240 Manufactured Homes in all rural residential zones and bring existing Z240 homes in those zones into compliance.

Strategic Relevance:

Enhancing Community Livability.

Attached Documents:

[696 \(600-55\) - Manufactured Home in RU1 RU2 RU3 RU4 and RU5 doc01066920180221171755](#)



DISTRICT OF SOOKE ZONING AMENDMENT BYLAW NO. 696

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of permitting a manufactured home as a principal use in the Watershed, Forest & Agriculture Zone (RU1), Rural Zone (RU2), Small Scale Agriculture Zone (RU3), Rural Residential Zone (RU4) and Neighbourhood Rural Residential Zone (RU5).

The Council of the District of Sooke, in open meeting assembled, enacts as follows:

1. This bylaw is cited as *Zoning Amendment Bylaw No. 696 (600-55), 2018*.
2.
 - a) Schedule 101 – Watershed, Forest & Agriculture (RU1) is hereby amended by deleting section 101.2 (e) and replacing it with a new section 101.2 (e) as follows:
 - e) One single family dwelling or one manufactured home or one duplex per lot
 - b) Schedule 102 – Rural (RU2) is hereby amended by:
 - i) deleting section 102.2 (d) and replacing it with a new section 102.2 (d) as follows:
 - d) Single family dwelling or manufactured home or duplex
 - ii) deleting the table in section 102.5 and replacing it with a new table as follows:

Lot Size	Number of dwelling units
0.4 ha or less	1 single family dwelling or 1 manufactured home or 1 duplex
0.41 ha – 0.799 ha	2 single family dwellings or 2 manufactured homes or 1 duplex
0.8 ha – 3.99 ha	3 single family dwellings or 3 manufactured homes or 1 duplex
4 ha – 15.99 ha	4 single family dwellings or 4 manufactured homes or 2 duplexes
16 ha – 31.99 ha	5 single family dwellings or 4 manufactured homes or 2 duplexes
32 ha or greater	8 single family dwellings or 8 manufactured homes or 4 duplexes

- c) Schedule 103 – Small Scale Agriculture (RU3) is hereby amended by deleting section 103.2 (d) and replacing it with a new section 103.2 (d) as follows:
 - d) One single family dwelling or one manufactured home or one duplex per lot
- d) Schedule 104 – Rural Residential (RU4) is hereby amended by deleting section 104.2 (b) and replacing it with a new section 104.2 (b) as follows:
 - b) One single family dwelling or one manufactured home or one duplex per lot
- e) Schedule 105 – Neighbourhood Rural Residential (RU5) is hereby amended by deleting 105.2 (b) and replacing it with a new section 105.2 (b) as follows:
 - b) One single family dwelling or one manufactured home or one duplex per lot

READ a FIRST and SECOND time the __day of ____, 2018.

PUBLIC HEARING held the __day of ____, 2018.

READ a THIRD time the __day of ____, 2018.

APPROVED by Ministry of Transportation and Infrastructure the __ day of __, 2018.

ADOPTED the __day of ____, 2018.

Maja Tait
Mayor

Carolyn Mushata
Corporate Officer

English

CAD

[Products](#)[General Info](#)[Technical Info](#)[Contact Us](#)[Financing](#)[Investors](#)[Dealers](#)[About Us](#)

Manufactured Homes

Our steel frame Manufactured Homes ship complete and are certified to CSA Z240MH standard. Manufactured Homes are available in sizes from 10' to 16' wide and from 40' to 76' in length. Available in 1 to 4 bedroom models, including options for appliances such as washer/dryer, full 3 piece wash rooms with shower/tub combo, along with all the necessities of a home at affordable prices.



MOBILE HOME 3BR 1BA 720SF THE TAMPA MANUFACTURED HOME

\$80,590 CAD



MOBILE HOME 1BR 1BA 480SF 12' x 40' THE OHIO MANUFACTURED HOME

\$58,771 CAD

10% OFF - Get your promo code





MOBILE HOME 1BR 1BA 540SF 12'x45' THE VERMONT MANUFACTURED HOME

\$68,136 CAD



MOBILE HOME 1BR 1BA 576SF THE BALTIMORE MANUFACTURED HOME

\$66,965 CAD



MOBILE HOME 2BR 1BA 624SF THE LERADO MANUFACTURED HOME

\$69,543 CAD



10% OFF - Get your promo code



MOBILE HOME 2BR 1BA 672SF THE SCOTTSDALE MANUFACTURED HOME
\$75,067 CAD



MOBILE HOME 4BR 2BA 1216SF THE MANHATTAN MANUFACTURED HOME
\$110,418 CAD



MOBILE HOME 3BR 2BA 1216SF THE FRISCO MANUFACTURED HOME
\$110,418 CAD



MOBILE HOME 1BR 1BA 528SF 12' x 44' THE ALABAMA MANUFACTURED HOME
\$61,717 CAD

10% OFF - Get your promo code





MOBILE HOME 1BR 1BA 540SF THE RICHMOND MANUFACTURED HOME
\$66,136 CAD



MOBILE HOME 1BR 1BA 540SF 12' x 45' THE PORTLAND MANUFACTURED HOME
\$66,136 CAD

Main menu

- [Products](#)
- [General Info](#)
- [Technical Info](#)
- [Contact Us](#)
- [Financing](#)
- [Investors](#)
- [Dealers](#)
- [About](#)

Follow us

Contacts

CONTACT US

INFO@GREENTERRAHOMES.COM **10% OFF - Get your promo code**



10.2. Bylaw No. 696, Zoning Amendment Bylaw 696 (600-55)

Amendments to the Zoning Bylaw to allow Z240 Manufactured Homes as a permitted Principle Use in rural residential zones.

The Acting CAO identified that spot zoning is not recommended, as it can create confusion when reviewing individual applications and that site-specific zones are anomalies to the bylaw.

The Acting CAO advised there will be an opportunity for public input at the Public Hearing. The statutory requirements for notification do not require individual notification as more than 10 parcels are subject to the bylaw amendment; advertisements will be taken out in the local newspaper.

Council Discussed:

- The status of hiring a Consultant to review of Zoning Bylaw.
- Clarity surrounding only one (1) Z240 being permitted per property
- Concerns with blanket zoning.

2018-84

MOVED by Councillor Kasper, seconded by Councillor Logins:

THAT Council give First and Second reading to *Zoning Amendment Bylaw No. 696 (600-55), 2018*;

CARRIED.

In Favour: Mayor Tait, Councillor Kasper, and Councillor Logins

Opposed: Councillor Parkinson

Absent: Councillor Berger, Councillor Pearson, and Councillor Reay

2018-85

MOVED by Councillor Kasper, seconded by Councillor Parkinson:

THAT a Public Hearing be scheduled for *Zoning Amendment Bylaw No. 696 (600-55), 2018* in accordance with section 466 of the *Local Government Act*.

CARRIED.

In Favour: Mayor Tait, Councillor Kasper, Councillor Logins, and Councillor Parkinson

Absent: Councillor Berger, Councillor Pearson, and Councillor Reay