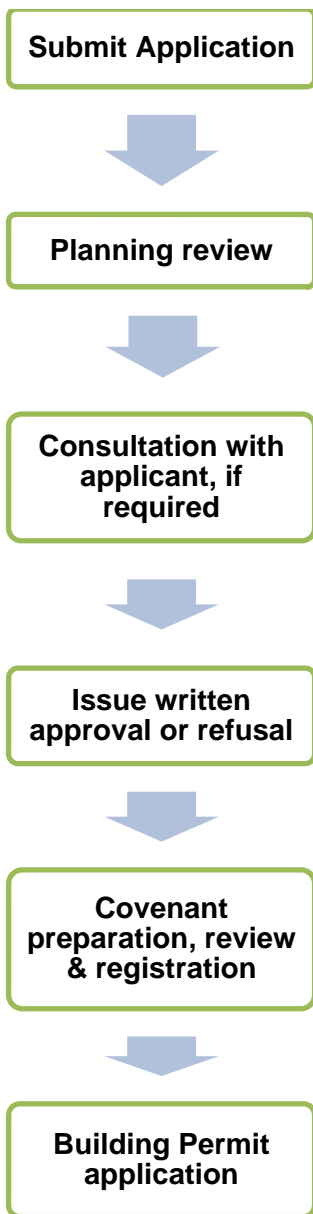




Temporary Dwelling FAQ Sheet



Please contact Planning Services before you submit an application. We are available to discuss your proposal, details of the process involved, possible alternatives; as well as to answer your questions. Your application will be processed pursuant to TNRD Development Procedures Bylaw.

What is a Temporary Dwelling?

It is a detached or stand-alone dwelling unit in a *manufactured home* that is to provide care for another person(s) on a temporary basis on a property under certain conditions. Zoning Bylaw s. 3.7.2 permits it as “accessory accommodation use” provided:

- the property has only one single family dwelling (besides the proposed “mobile”);
- parcel area is a minimum of 4,000 sqm if served by a community water system or a minimum of 8,000 sqm if not served by a community water system;
- the temporary unit must be occupied by a person who is cared for by the owner of the property **or** who is required to provide care for the owner living in the main home;
- a physician has certified, in writing, that such care is necessary;
- the manufactured home is sited at least 6 metres from any lot line and not less than 5 metres from the principal or “permanent” dwelling;
- sewage disposal facilities in accordance with the Provincial Sewerage System Regulation must be provided for the manufactured home; and
- a restrictive covenant under s. 219 of the *Land Title Act* must be registered on the parcel’s title stipulating the particulars, bylaw conditions, & circumstance – ***this means the permission to have this Temporary Dwelling is not permanent and does not run with the land if it is sold or transferred.***

The manufactured home must be removed from the property if any of the conditions specified in Zoning Bylaw 2400 s. 3.7.2, cease to exist.

This is a summary only; see full text of Zoning Bylaw 2400 for the regulation.

Do I need a building permit and sewage disposal permit?

Yes, a valid building permit is required for any dwelling including siting a manufactured home. The Temporary Dwelling must have Interior Health sewage system approval.

Does the Temporary Dwelling require a separate water source or can I connect to my existing well?

Any or all dwelling units must have potable water. If a well is proposed to be shared, approval for a “Shared System of Waterworks” must be secured from Interior Health.

Who can apply for a Temporary Dwelling?

A property owner or agent having written authorization from the owner.

What is the cost of a Temporary Dwelling approval?

Currently there is no fee for Temporary Dwelling approval; however, there are costs associated with s. 219 covenant preparation/registration and building permit fees.

How do I apply?

Contact any staff person in Development Services for more information or visit our website at www.tnrd.ca for application forms, bylaw and permit information.

How long is “temporary” & why is it a manufactured home?

This is dependent upon the given context. The TNRD requires you to confirm on an annual basis (once per year) that the circumstances necessitating the need for the temporary additional dwelling remain in effect. Typically this is undertaken in Dec/Jan. We may request reconfirmation from the physician for a longer term of “temporary.” It must be a mobile or manufactured home (i.e. Z-240 building not recreational vehicle), so that it can readily be moved onto and then removed off the parcel.