

VILLAGE OF GOLD RIVER

Zoning Bylaw No. 706.4, 2021

A bylaw to amend the Zoning Bylaw.

WHEREAS Section 479 of the *Local Government Act* provides that a local government may, by bylaw, divide the whole or part of the municipality into zones; and

WHEREAS the Council of the Village of Gold River has deemed it necessary to amend the Zoning Bylaw;

NOW THEREFORE the Council of the Village of Gold River in open meeting assembled, enacts as follows:

1. Village of Gold River Zoning Bylaw No. 706, 2018 2.0 Definitions be amended as follows:
 - a. Deleting:
“Dwelling – single Family” means a building used for residential purposes, consisting of one (1) dwelling unit only but does not include a manufactured home.
 - b. Substituting:
“Dwelling – single Family” means a building used for residential purposes, consisting of one (1) dwelling unit but does not include a Mobile Home.
 - c. deleting:
“Manufactured/mobile home a prefabricated single family dwelling, constructed to be towed on its own chassis, or by other means, comprised of one or more sections, which meets or exceeds applicable Canadian Standards Association standards, and which arrives at the site where it is to be occupied complete and ready for occupancy except for placement on a foundation and for necessary assembly where there is more than one section.
 - d. adding:
“Manufactured Home” means a dwelling unit the components of which have been built offsite in a factory, and includes factory built housing, modular housing and mobile homes.
 - e. adding:
“Mobile Home” means a dwelling unit built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than of its manufacture, and includes mobile homes constructed to the CSA Z240 standard;
 - f. adding:
“Modular Home” means a factory built dwelling unit that conforms to the CSA A277 standard.

2. Village of Gold River Zoning Bylaw No. 706, 2018 4.0 General Provisions be amended by adding the following:

4.21 Manufactured Homes

- a. A pre-fabricated, modular, or factory-made dwelling unit is permitted as the principal residence if it is:
- i. certified under Canadian Standards Association (CSA) standard Z-240 or CSA standard A-277; and
 - ii. at least 6.5 metres wide, exclusive of carport, porches, stairways, or any other extension to the original dwelling unit.
- b. Individual, single-wide dwelling units, including those certified under CSA Z- 240, are not permitted except in a M.H.P. or M.H.S. zone.

3. Village of Gold River Zoning Bylaw No. 706, 2018 Section 11.2.3 Lot Coverage is amended by deleting:

Minimum: Accessory building and structures 10% of lot area

and substituting:

Maximum: Accessory buildings and structures 10% of lot area.

4. Village of Gold River Zoning Bylaw No. 706, 2018 Section 16.1 Permitted Uses is amended by deleting 16.1.1 manufactured/mobile homes and substituting 16.1.1 Manufactured Home.

5. Village of Gold River Zoning Bylaw No. 706, 2018 Section 17.1 Permitted Uses is amended by deleting 17.1.1 one manufactured/mobile home for use as a single family dwelling per site and substituting 17.1.1 one Manufactured Home for use as a single family dwelling per site.

6. This bylaw may be cited for all purposes as the “Zoning Amendment Bylaw No. 706.4, 2021”.

READ the first time this	6 th	day of	April, 2021
READ the second time this	6 th	day of	April, 2021
PUBLIC HEARING held and adjourned this	3 rd	day of	May, 2021
READ the third time this	3 rd	day of	May, 2021
ADOPTED this	3 rd	day of	May, 2021

B. Unger Mayor

M. Roy Corporate Administrator