Temporary Dwelling FAQ Sheet

What is a Temporary Dwelling?
It is a detached or stand-alone dwelling unit in a CSA Z-240 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 an infirm person who is cared for by the owner of the property or who is required to provide care for the infirm owner living in the main home;
- a physician has sworn an affidavit that on-site care is necessary;
- the Z-240 manufactured home is no wider than 5 metres (i.e. must be a single-wide) and not have any additions constructed to it;
- the Z-240 manufactured home is installed on a non-permanent foundation (blocking) and is sited at least 6 metres from any lot line and not less than 5 metres from the principal or “permanent” dwelling;
- a sewage disposal system 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 Temporary Dwelling 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.

Land in the Agricultural Land Reserve (ALR) may have no more than one dwelling per parcel. A temporary additional dwelling in the ALR is not permitted unless approved by the Agricultural Land Commission.

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 Z-240 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 dwelling remain in effect. This must be undertaken by Jan 31st each year. We may request annual 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.