

Non-Standard Buildings & Zones

Land use legislation governs building uses, types and locations; parking requirements; home-based businesses, and more.

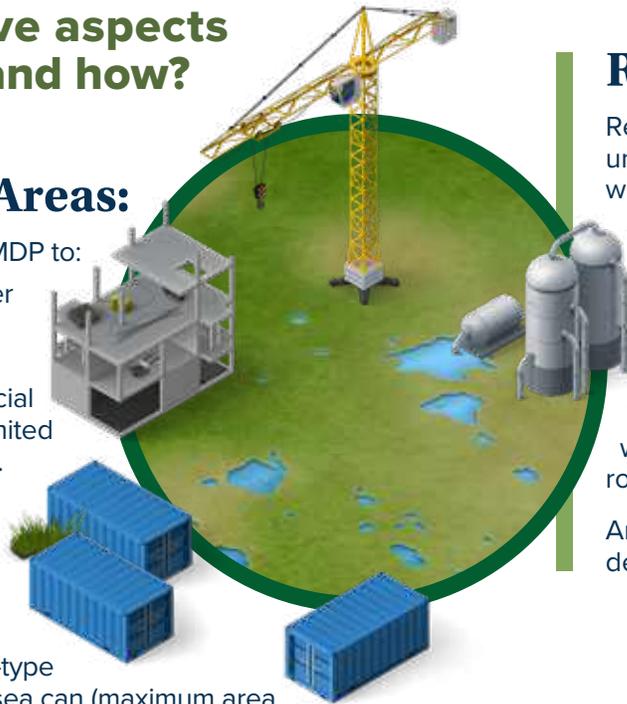


Which legislative aspects should evolve, and how?

Commercial Areas:

Modify language in the MDP to:

- Encompass a broader range of commercial activities; and
- Ensure that commercial development isn't limited to any specific areas.



Sea Cans:

Allow up to two sea cans per lot within Residential-type districts — but only one sea can (maximum area of 160 square feet) on lots under an acre in size.

Allow lots within Commercial and Industrial districts to have up to four sea cans, with one sea can allowed for every acre of land.

Up to ten sea cans allowed on Agricultural district properties (minimum property size of 160 acres).

Modular Homes:

Ensure modular homes meet CSA standards.

Ensure modular homes are certified as safe by an accredited safety codes officer.

RVs:

Recreational unit usage only allowed under a three-year permit for lots within Residential Serviced districts with no existing dwelling.

RVs (up to two units) must connect to sewer & water via permit from May to October if being used for accommodation or recreation.

Two vehicles allowed for each RV with parking on site, with no roadside parking.

Any shelter erected to protect an RV deemed an accessory building.

Shouses:

Allow “shouse” (shop & dwelling under one roof) development on Residential & Agricultural designated lands with a minimum lot size of two acres.

Regular setbacks for dwellings should equally apply to shouses.

Provide discretionary allowance of shouses in Neighbourhood Overlay areas.



Stay Informed

Visit mdlsr.ca/land-use to keep tabs on the evolving LUB & MDP revision process.

