Mobile/Manufactured Homes

Mobile homes, commonly marketed as Manufactured homes, are an engineered, factory-built product and are separate and distinct from houses built to National Building Code standards. Mobile homes must conform to the CSA Z240-MH and Z240-10 Standards, and the City has enacted further restrictions on their approval under Policy 600-15-001.

These are not to be confused with RTM (ready to move) and true Modular homes, which are built to the CSA-A277 Standard and, typically, more closely resemble the outward appearance of a conventional site-built home.

Mobile /Manufactured homes are attractive due to their price and rapid installation. Their disadvantages include the fact that, as an engineered system, they are not easily modifiable. Some newer models resemble typical houses more than the stereotypical “trailer”.

Currently, mobile homes older than 1997 cannot be approved. **We propose updating this to 2009, the most recent update in the CSA Standard prior to 2005.**

Currently, mobile homes are limited to the R1 and R4 zones. **We tentatively propose expanding this range to the newly-named R2-Mixed Use zone, under strict conditions to be added to the Policy:**
- In the R2 zone, only new manufactured homes will be considered. This will be built to the current standard (CSA Z240 2025 edition) and not pre-owned.
- The unit must fit within the setback requirements for the lot (many lots in the R2 zone are unsuitable for typical mobile home dimensions)
- Foundations to be frost-resistant concrete pilings or helical pilings only

It‘s not these anymore!



Manufactured homes are now built to modern high standards and are compatible with typical residential zoning requirements







Further information
https://en.wikipedia.org/wiki/Manufactured_housing
https://mhaprairies.ca/
https://leaderpost.com/news/local-news/city-hall/regina-to-consider-allowing-mobile-homes-citywide-after-glen-elm-evictions
https://www.regina.ca/export/sites/Regina.ca/bylaws-permits-licences/building-demolition/.galleries/pdfs/Manufactured-Homes-Modular-Buildings-Advisory.pdf
https://mboa.mb.ca/uploads/files/MHAPP%20-%20Sandra%20Nigro.pdf

Fences

The current regulations state that fences up to 2 metres in height are allowed without permit, but provides no means to permit taller fences, and no clear guidance as to the suitability of certain types of fences. Residents and business owners often desire taller fences for reasons of security and privacy, and in some cases this makes sense.

The proposed Zoning Bylaw makes the following changes:

- In residential zones, rear yard fences abutting a lane can be up to 2.5 metres high, and barbed wire is prohibited
- In non-residential zones, side and rear yard fences can be up to 2.5 metres high

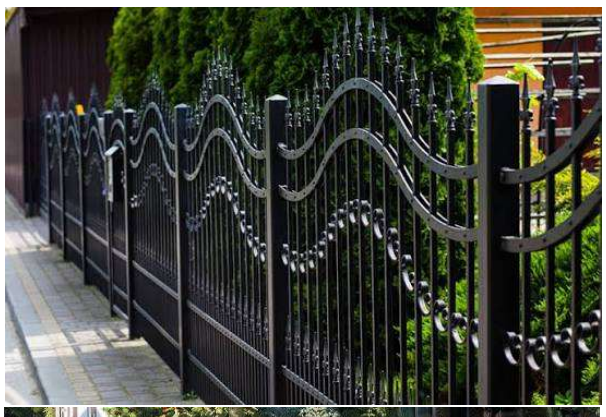




Design Standards?

The question, “What is an acceptable fence?” is sometimes asked. However, the design of a fence and materials used in its construction can vary widely. The City has set minimum standards on the height and placement of fences (see Fences brochure), but leaves the choice of design and material up to the builder. Please note that the Nuisance Abatement Bylaw does provide for the removal of unsightly or dilapidated fences.









Garden & Garage Suites

The proposed Zoning Bylaw opens the door to new housing possibilities, in suitable situations.

Variously known as Garden Suites, Garage Suites, Laneway Suites or Granny suites, these secondary dwellings in accessory buildings are increasingly permitted in cities across Canada. Their purpose, as with the currently permitted Secondary Suites, is to add affordable rental housing to the market and to improve the affordability of home ownership. Their limitations, as with secondary suites, are primarily related to the practicability of their installation on a given property: will they fit within the existing layout of the property, can they be serviced, and can they meet minimum building standards?

A garden or garage suite may be attractive to a homeowner for whom installation of a secondary suite within the house is impractical, and whose property can accommodate the minimum space, servicing and parking requirements. No residential property may have more than one secondary dwelling: The choice is to have *one* secondary suite within the house, or *one* garden/garage suite in an accessory building, or neither.

Providing water and sewer services to an accessory building will be a serious impediment in many cases. Providing a parking space accessible year-round may be another difficulty. However, many existing properties may be found suitable for the installation of a garage suite or garden suite.

Many types of buildings might be proposed for use as garden suites, but not all would be acceptable. For example:

- Park model homes and RVs would NOT be approved, because these are not suitable for winter use
- “Tiny homes” are a frequent topic of discussion. Their suitability comes down to the same questions outlined above: can zoning, servicing and building code requirements be met?
- The suitability of mobile/manufactured/modular homes would be further limited by size restrictions (most units on the market would exceed the maximum size for an accessory building).

Examples from other cities include:

Saskatoon: https://www.saskatoon.ca/sites/default/files/documents/garden_and_garage_suites_april_2022.pdf

Edmonton: https://www.edmonton.ca/sites/default/files/public-files/assets/GardenSuiteHowtoGuide.pdf

Lloydminster: https://www.lloydminster.ca/media/tcblwgzv/adus-and-secondary-suites-application-package.pdf









Temporary Work Camps



Logging companies and other businesses subject to seasonal work schedules are often faced with the problem of inadequate rental housing for workers who live elsewhere but who need sleeping accommodations during their tour of duty. A practical solution is to provide “bunk houses” close to where the work is happening: the construction site, the bush camp, or in some cases, an industrial yard.

A “temporary work camp” is just that: a place for workers to rest between shifts, not located in a residential area and not used for any other purpose.

Some of these already exist within the commercial and industrial areas of the City. This is a case of regulation needing to catch up with practical necessity, and the choice is to either ban this use (with significant impacts to important local businesses) or to create practical regulations that set out the limits for their use. **The City’s view is that these should be allowable under strict conditions:**

1. Used ONLY for sleeping quarters for employees of the company who do not reside in the local area, during their tour of duty,
2. NOT used by the employee’s family members or any non-employee
3. NOT accessible to the general public for any purpose
4. Located within the employer’s fenced compound
5. Located a suitable distance from residential areas
6. Subject to annual inspection by fire and health officials

Temporary Work Camps are proposed as Permitted uses in the Heavy Industrial zone, and Discretionary uses in the Light Industrial and Highway Commercial zones.

Permits would be granted annually, subject to inspection of the premises.



Driveways

The City currently does not regulate or require permits for driveways.

The draft new Zoning Bylaw proposes that driveways be subject to regulation as follows:

- Development permit required
- Width limited to 60% of frontage (75% for pie-shaped lots)







