

## STAFF REPORT

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**To:** Inverness Area Advisory Committee  
Inverness County Planning Advisory Committee  
Inverness County Council

**From:** Staff, Eastern District Planning Commission

**Date:** April 8, 2010

**Reference:** Proposed amendment the Municipal Planning Strategy (MPS) for Inverness to amend the Commercial Mixed Use (C-3) Zone to exclude Mobile Homes and Mini Homes from locating along Central Avenue.

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### Recommendations:

**That Council *approve* the proposed amendment to the Inverness Municipal Planning Strategy concerning the Commercial Mixed Use (C-3) to exclude Mobile Homes and Mini Homes from locating along Central Avenue.**

### Information:

An application was submitted by the Municipality of the County of Inverness to amend the Commercial Mixed Use (C-3) to exclude provisions which allow Mobile and Mini Homes to locate on Central Avenue (See Map 1). Since the original zoning was adopted for the community of Inverness in 1992, all R-1 (Residential Urban) Zone uses have been permitted in the Mixed Use zone. This has included Mobile and Mini Homes. The Municipal Planning Strategy states: *“Mobile Homes have traditionally formed a part of the housing stock in Inverness. They are located on individual lots with the majority having adequate street frontage and lot area. Recognizing the existence of mobile homes in the Planning Area, Council will treat mobile homes in the same manner as conventional single detached dwellings and permit them in the Urban and Rural Residential designations”*.

Recently however there has been some concern raised as old Company Homes have continued to deteriorate and be replaced, there is potential for them to be replaced with Mobile homes. This is generally accepted as being unsuitable for the Community’s Main Street. This potential was brought to the attention of the community recently after a company home on Central Avenue was damaged by fire. In March of 2010 an application was received by Planning staff to allow for a variance to permit the construction of a Single Family Dwelling on the property. The owner of the property however found the costs of building a new home prohibitive and therefore applied for and received a development permit to put a mobile home on his property in conformance with the provisions of the Land Use By-law. These amendments would not allow any future home owners this option.

A BY-LAW TO AMEND THE INVERNESS MUNICIPAL PLANNING STRATEGY

- ▶ *The Inverness Municipal Planning Strategy is hereby amended to insert Policy 2.7-A immediately after Policy 2.7 in Part 2, Section 2, which shall read as follows:*

**Policy 2.7-A Notwithstanding Policy 2.7, it shall be the intention of Council not to allow Mobile or Mini Homes within the Mixed Use Commercial (C-3) Zone.**

This is to certify that the By-law, of which this is a true copy, was duly passed at a duly called meeting of the Council for the Municipality of the County of Inverness on \_\_\_\_\_, 2010.

Given under the hand of the Chief Administrative Officer and under the corporate seal of the said Municipality this \_\_\_\_ day of \_\_\_\_\_, 2010.

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Joe O'Connor  
Chief Administrative Officer

## A BY-LAW TO AMEND THE INVERNESS LAND USE BY-LAW

► *The Inverness Land Use By-law is hereby amended:*

1) *by removing from Part 13: Commercial Mixed Use (C-3) Zone, Section 1 the following wording:*

Mobile homes and mini homes

2) *by removing from Part 13: Commercial Mixed Use (C-3) Zone, Section 2 the following wording:*

\*\*Mobile homes & Mini-homes

\*\* (in the Minimum Front Yard Requirement Section)

\*\*Special Setback requirement for Mobile homes & Mini homes

3) *by removing from Part 13: Commercial Mixed Use (C-3) Zone, Section 3 the following wording:*

“3. Notwithstanding anything else in this By-law, Mobile homes and/or mini homes to be erected on the same block as adjacent buildings may be erected with a setback equal to the average setback of the adjacent buildings provided that a location certificate showing the future location of the mobile/mini home is presented to the Development Officer prior to the issuance of the Development Permit. This depth shall not be less than 3.05 m [10.0 ft.] from the front lot line and need not be greater than the setback regulations prescribed in the zone in which it is situated.”

This is to certify that the By-law, of which this is a true copy, was duly passed at a duly called meeting of the Council for the Municipality of the County of Inverness on \_\_\_\_\_, 2010.

Given under the hand of the Chief Administrative Officer and under the corporate seal of the said Municipality this \_\_\_\_ day of \_\_\_\_\_, 2010.

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Joe O'Connor  
Chief Administrative Officer

Inverness Plan Area

**C-3  
Commercial Mixed Use Zone**

