

# ADMINISTRATIVE REPORT



**TO:** Planning & Development Committee

**FROM:** B. Newell, Chief Administrative Officer

**DATE:** June 15, 2023

**RE:** Zoning Bylaw Amendment – Mobile Homes on parcels greater than 1.0 ha in area

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## Administrative Recommendation:

**THAT Bylaw No. 2800.29, being a bylaw to amend Okanagan Valley Zoning Bylaw No. 2800, 2022 to allow “mobile homes” as a permitted type of accessory dwelling on parcels greater than 1.0 ha in area, be initiated.**

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## Background:

The exclusion of manufactured homes from residential zones originated in the post-war years when manufactured homes more closely resembled contemporary motorhomes in their size and level of amenity. Many communities determined the installation of these types of “manufactured homes” in residential neighbourhoods to be undesirable and, hence, sought to exclude them.

Within the Regional District, the first zoning bylaws adopted in the early 1970s generally permitted “mobile homes” in a wide range of zones but this changed following the review of these original zoning bylaws in the 1990s. As a result, “manufactured homes” were only permitted in manufactured home park zones (e.g. RSM1 and RSM2) in the Okanagan electoral areas by 2015.

In 2016, the Regional District undertook a review of its zoning regulations governing the placement of “manufactured homes” and allowed “modular homes”, being those that comply with the Canadian Standards Association (CSA) A277 certification in all zones that permitted “single detached dwellings”.

It was further resolved to allow “mobile homes”, being those that comply with the CSA Z240 certification as a type of principal and accessory dwelling on parcels generally greater than 4.0 ha in area.

At its meeting of April 1, 2021, the Board received the *Regional District of Okanagan-Similkameen 2021 Housing Needs Assessment* report. The report provided a comprehensive overview of the current housing situation across the region, and estimated how this could evolve over the next five years.

While the report was not intended to provide solutions or strategic recommendations, it did indicate that affordable housing, rental housing, special needs housing, housing for seniors, housing for families, shelters and farm labour accommodation was not being provided at a level to meet current as well as anticipated future needs.

At its meeting of March 2, 2023, the Planning and Development (P&D) Committee considered options related to Alternative Housing Strategies, one of which included reviewing the current zoning regulation that limits “mobile homes” to parcels greater than 4.0 ha in area.

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The Board has also supported a couple of recent rezoning and temporary use applications seeking to place a “mobile home” on a parcel less than 4.0 ha in area.

**Analysis:**

In light of the Board prioritizing a housing strategy as its principal project for 2023, and in recognition of recent decisions, the Okanagan Valley Zoning Bylaw could be amended to formalize the use of “mobile homes” as an accessory dwelling on parcels greater than 1.0 ha in area.

Such an amendment would increase the range of parcel sizes and zones in which a “mobile home” could be sited and would remove a regulatory and financial impediment on property owners.

While such an amendment is unlikely to unilaterally address housing issues in the electoral areas, it will provide a more cost-effective solution for new homes to be erected in rural-residential areas.

Concerns have been raised in the past by various rural communities about the placement of “mobile homes” in their neighbourhoods. These concerns are generally related to aesthetic impacts and, possibly, property value impact.

To address these concerns, permitting the use of a “mobile home” as an accessory dwelling on parcels greater than 1.0 ha will continue to preclude these types of dwellings from low density residential areas such as the Naramata and Okanagan Falls townsites.

On all parcels less than 4.0 ha in area, the principal dwelling unit will continue to be required to be in the form of a “single detached dwelling” (e.g. “stick built” on site or an A277 “modular home”). The only exception to this are parcels zoned for manufactured homes parks (e.g. RSM1 Zone).

Conversely, status quo remains an option and, in this scenario, property owner’s seeking to place a “mobile home” on the property will continue to require Board approval through a rezoning application.

The rezoning process provides an opportunity for neighbours to comment on a proposal to place a “mobile home” on a parcel less than 4.0 ha in area and for the Board to review these comments and decided these on a case-by-case basis.

**Alternatives:**

1. Status quo.

**Respectfully submitted:**



C. Garrish, Planning Manager

**Attachments:**

No. 1 – Draft Amendment Bylaw No. 2800.29  
(annotated version)