



# **Corporate** NO: R010

# **Report** COUNCIL DATE: January 15, 2001\_

<b>REGULAR</b>			
TO:	<b>Mayor &amp; Council</b>	DATE:	<b>January 9, 2001</b>
FROM:	<b>General Manager, Planning &amp; Development</b>	FILE:	<b>5591-055</b>
SUBJECT:	<b>Proposed Amendments to the Mobile Homes and Trailer Regulation and Control By-law, 1980, No. 6142</b>		

## **RECOMMENDATION**

The Planning & Development Department recommends that Council:

1. Approve amendments to Mobile Homes and Trailer Regulation and Control By-law, 1980, No. 6142 (as outlined in Appendix I) to reduce the minimum required separation distance between mobile homes in mobile home parks; and
2. Instruct the City Clerk to introduce the necessary amendment By-law.

## **PURPOSE**

The purpose of this report is to seek Council approval for an amendment to By-law, 1980, No. 6142 (outlined in Appendix I), to provide a reduced separation between mobile homes placed in mobile home parks.

## **BACKGROUND**

The existing Mobile Homes and Trailers Regulation and Control By-law, By-law, 1980, No. 6142, was adopted in 1980 to regulate and control the location, use and occupancy of mobile homes and to provide minimum mobile home and trailer park construction and maintenance standards. At the time of adoption of the By-law, there were two predominant types of manufactured homes: mobile homes and trailers. The By-law defines "mobile home" as a "structure manufactured as a unit designed to be transported on its own wheels or by other means, and arriving at the site ready for occupancy apart from incidental operations and connections".

"Trailer" is defined as "any vehicle, coach, house-car or conveyance, more commonly known as a camper, travel trailer, or tent trailer, designed to travel on the highways, constructed or equipped to be used as temporary living or sleeping quarters by travellers, and shall include tents". This report addresses issues related to the changes in mobile home dimensions and the facilitation of the siting of mobile homes in mobile home parks. A further review of the By-law will be conducted to consolidate into the By-law a third type of manufactured home called a modular home. The recommendation in this report, to reduce the separation distance between mobile homes, is being submitted in advance of other amendments to the By-law because representatives from the Manufactured Housing Association of British Columbia have indicated that the current standard precludes mobile home park owners/operators from siting modern mobile homes. This is resulting in the loss of business income and jeopardizing the viability of some mobile home parks.

## DISCUSSION

Due to innovations and advances in building technology, new mobile homes are longer and wider than the older mobile homes, they tend to be located on more permanent structurally sound foundations and are rarely moved.

Amendments to the Mobile Homes and Trailers Regulation and Control By-law (By-law No. 6142) are required to address the increased dimensions of manufactured homes. These amendments are discussed below:

**Allowable Distances between Mobile Home Units:** By-law No. 6142 currently requires a 6 m [20 ft.] separation distance between mobile home units sited in a mobile home park but allows a 3 m [10 ft.] separation distance between a mobile home addition and an adjacent mobile home with or without additions. Owners of existing mobile home parks have indicated that the replacement of an existing vacated mobile home (old style long single-wide) with the new type of mobile home (double-wide) is difficult because of the current 6 m [20 ft.] distance separation requirement. Site visits of existing mobile home parks and, a review of the existing Mobile Home Park Land Use Contract documents and the Zoning By-laws of other municipalities (with existing Manufactured Home Parks) were undertaken. It was determined that a 3 m [10 ft.] distance separation requirement (between mobile home units) in mobile home parks was the most common separation dimension. Further, it was determined that if this separation distance was adopted newer double wide mobile homes could, in general, be accommodated in existing mobile home parks. As such, a minimum separation distance of 3 m [10 ft]) is proposed for inclusion in By-law No. 6142.

## CONCLUSION

Innovations and advances in building technology have changed both the quality and size of manufactured homes, which were initially limited to mobile homes and trailers but now include modular homes. A review of By-law, 1980, No. 6142 and the by-laws of other lower mainland municipalities has revealed that an amendment to By-law No. 6142 is appropriate. The proposed amendment is to reduce the separation distance between mobile units in mobile home parks from 6 m [20 ft.] to a minimum of 3 m [10 ft.]. A separate, more comprehensive report will be submitted for Council's consideration in the near future which will propose consolidated regulations for all types of manufactured homes in a single By-law. The By-law amendment recommended in this report has been reviewed by the Legal Services Division and is acceptable from a legal perspective.

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Planning & Development Department

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Appendix I: Proposed Amendments to the Mobile Homes and Trailer Regulation and Control By-law No. 6142

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