

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

**P O L I C Y**

**POLICY NO: 6930-00.01**

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**SUBJECT: MANUFACTURED HOME PARK REDEVELOPMENT POLICY**

**Effective Date**  
March 22, 2007

**Amendment**

**Board Resolution**  
B122/07

**Administered By**  
Planning Services Manager

**PREAMBLE**

Given that the *Manufactured Home Park Tenancy Act* s. 42(1) states, “that a landlord may end a tenancy agreement by giving notice to end the tenancy agreement if the landlord has all the necessary permits and approvals required by law, and intends in good faith, to convert all or a significant part of the manufactured home park to a non-residential use or a residential use other than a manufactured home park,” and

and that the *Local Government Act* s. 895(2) states, “A local government must consider every application for (a) an amendment to [an official community plan bylaw or a zoning bylaw] ...”

the Regional District Okanagan-Similkameen prefers that manufactured home park owners proposing redevelopment of a manufactured home park implement notification and provide information as follows:

1. Manufactured home park (MHP) owners proposing redevelopment of the MHP implement the following notification, without breaching the privacy rights of the tenants:
  - a. Provide written notice of the redevelopment proposal to each tenant at least 30 days prior to submitting the development application to RDOS.
  - b. Advertise public notice of the redevelopment proposal within the MHP.
  - c. Submit copies of notice to each tenant and advertised public notice with the development application.
  - d. Provide information on alternative living arrangements to each tenant and submit this information with the development application.
  - e. Provide information on the development application process to each tenant and submit this information with development application.
  - f. Following submission of the development application, provide written notice to each tenant at least 30 days prior to the RDOS Board consideration of the application.

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2. MHP owners proposing redevelopment of the MHP submit with the development application to RDOS, without breaching the privacy rights of the tenants, a relocation plan for tenants including a demographic profile, income, housing needs assessment, relocation preference, manufactured home condition and its potential for relocation.
  
3. Owners proposing redevelopment of the MHP submit with the development application to RDOS a status report on arrangements accepted by the tenants and relocation options offered to the tenants, without breaching the privacy rights of the tenants, including any consideration given to offering first right of refusal on new dwelling units, affordable housing options on the site, disposal fees for manufactured homes that cannot be relocated, advice on relocation options and in general any consideration addressing the displacement of tenants.
  
4. MHP owners proposing redevelopment of the MHP include, when providing notice of consideration of the application by the RDOS Board, date, time and location of the meeting, and verify to RDOS this notice was provided to the tenants. A representative of the MHP association and the MHP owner or agent may appear before the Board to express their views regarding the redevelopment.
  
5. The RDOS Board will consider each MHP redevelopment proposal in the context of a viable relocation plan submitted by the MHP owner, the Board's consideration based on the content of the development application, notification and information provided the MHP tenants, public input and the staff report.