Zoning Review – Mobile Homes

Electoral Area Services Committee

November 19, 2026

Zoning Review – Mobile Homes

Statutory Authority

- Under Section 479 (Zoning bylaws) of the *Local Government Act*, a local government may, by bylaw, regulate, amongst other things, the following:
  - the use of land, buildings and other structures; and
  - the density of the use of land, buildings and other structures.



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Background

- Previous Board set “Housing Options” as a priority strategic land use project for its term.
- Discussion in March of 2023 focused on zoning amendments related to housing, vacation rentals, development cost charges, the “1.0 Ha Policy” and development permits.

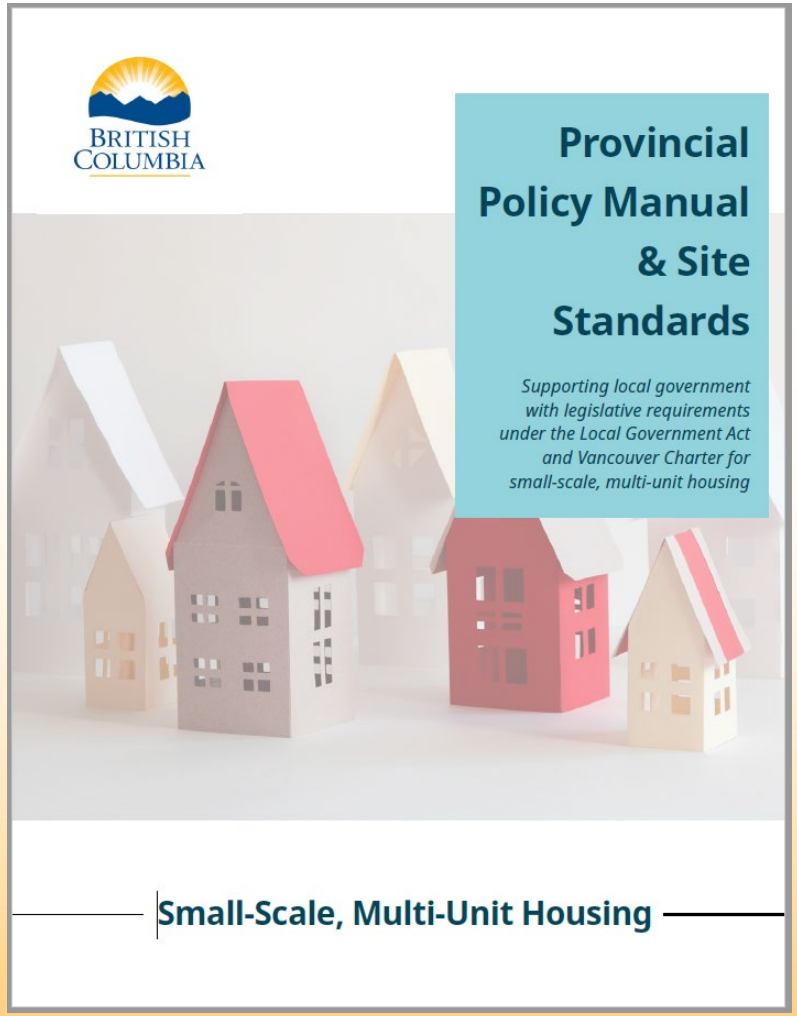


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Background

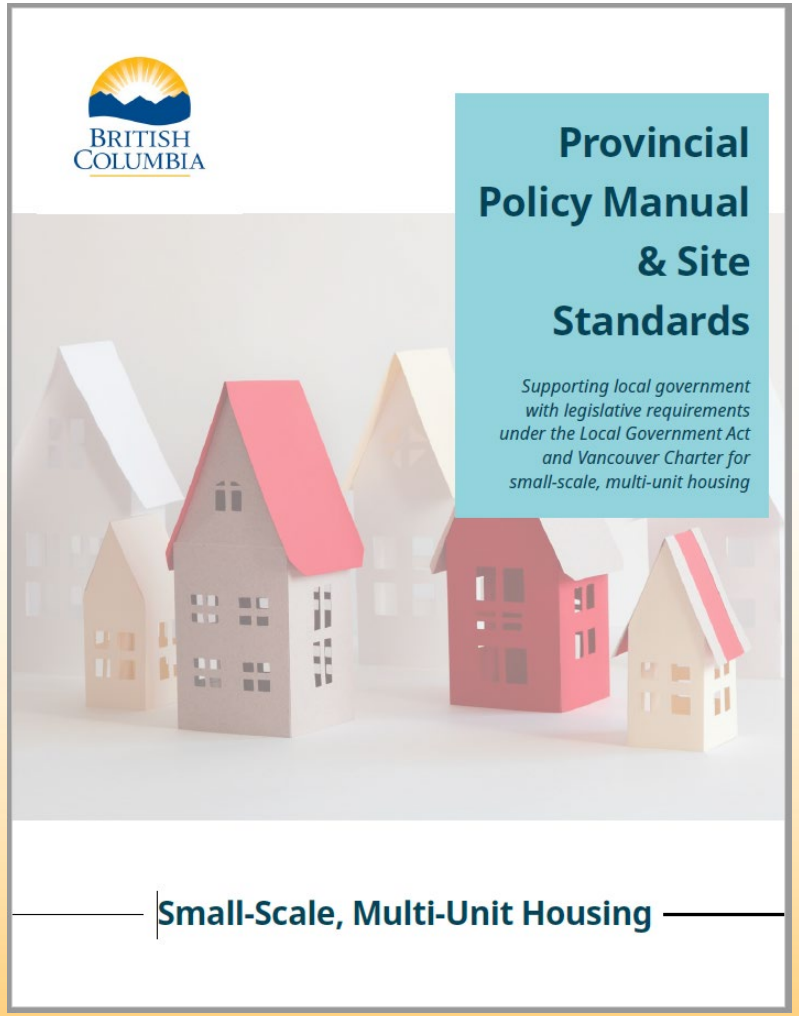
- Provincial government introduces legislative amendments related to Small-Scale Multi-Unit Housing (SSMUH).
- Mandates greater residential densities in zoning bylaws.
- Addressed many of the issues discussed in March of 2023 related to “Housing Options.”



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Background

- The Board lowered the land area requirements for a mobile home from 4.0 ha to 1.0 ha.
- Secondary suite floor area limitations were removed.
- Residential Zones updated to allow for a minimum of two (2) dwelling units.*



* Subject to an approved SSMUH Extension

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Background

- The Board also was asked to consider a number of temporary use permits (TUPs) during its last term to allow for vehicles to be used as a dwelling unit.
- This resulted in numerous discussions and a significant amount of time being spent on this issue (e.g. building safety standards for RV living).



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Background

- The Board was advised in September of 2024 that “recreational vehicles” (CSA Z240-RV) and “park models” units (CSA Z241) are intended for recreational or seasonal use and are not recognized as dwellings under the BC Building Code.
- “Mobile homes” (CSA Z240) are, *however*, a recognized form of dwelling unit in the Code.



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Background

- The Okanagan Valley Zoning Bylaw currently prohibits “mobile homes” (CSA Z240s) in the Low Density Residential (RS) zones and some of the Small Holdings (SH) zones.
- The Board has shifted its position on this issue over the decades, going from a permissive approach in the 1970s to a restrictive approach in the 1990s to 2010s.



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Bald Range Wildfire

- August 7, 2026; a wildfire sparked approximately 15 kilometres west of the District of Summerland and near the unincorporated community of Faulder.
- Approximately 110 structures would be either damaged or destroyed as a result of the fire.



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Bald Range Wildfire

- As of September 25, 2026, the size of the fire was mapped at approximately 25,000 ha and significantly impacted the communities of Summerland, Faulder and Meadow Valley.



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Bald Range Wildfire

- Most of the “mobile homes” previously permitted in Faulder (between 1975 and 1995) were destroyed by the Wildfire.
- Current zoning regulations prohibit the replacement of these mobile homes.
- In order to replace a mobile on their property, an owner would be required to obtain a rezoning from the Board.



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Board Consideration

- The Board has already provided the following direction in relation to parcels affected by the Bald Range Wildfire:
  - Deferral of RV Enforcement
  - Updates to the ESDP Area Mapping
  - Updates to WDP Area Exemptions
  - Accessory Structure allowances



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Issues:

- CSA Z240 “mobile homes” are a recognized form of dwelling under the Building Code.
- They can represent a more affordable option of housing than a “stick-built” unit.
- The design of “mobile homes” has changed from the designs used in the 1960s & 1970s.
- They are a more suitable form of housing than a vehicle or camper.



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Issues:

- Electoral Area communities have previously expressed concerns regarding the placement of “mobile homes” within their neighbourhoods.
- These concerns are understood to relate to aesthetics and property values.



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Options:

1. Permit “mobiles homes” in the RS & SH Zones (all Electoral Areas);
2. Permit “mobile homes” in only the SH zones (all Electoral Areas);
3. Permit “mobile homes” in only that area affected by the Bald Range Wildfire; or
4. Status quo.



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Administrative Recommendation

THAT an amendment to the Okanagan Valley Zoning Bylaw No. 2800, 2022, to permit “mobile homes” in the Low Density Residential (RS) and Small Holdings (SH) zones be initiated.

Alternatives:

1. permit “mobile homes” in the SH zones;
2. permit “mobile homes” in the Bald Range Fire area; or
3. Status quo.



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Questions?