ADMINISTRATIVE REPORT

TO: Electoral Area Services Committee

FROM: J. Zaffino, Chief Administrative Officer

DATE: November 19, 2026

RE: Zoning Review – Mobile Homes

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. THAT an amendment to the Okanagan Valley Zoning Bylaw No. 2800, 2022, to permit "mobile homes" in the Small Holdings (SH) zones be initiated;
2. THAT an amendment to the Okanagan Valley Zoning Bylaw No. 2800, 2022, to permit "mobile homes" in the zones applied to lands within the area affected by the Bald Range Wildfire area be initiated; or
3. Status quo.

Purpose:

The purpose of this report is to present options and seek direction from the Board regarding possible amendments to the zoning regulations for "mobile homes" (CSA Z240) that apply to properties within the area affected by the Bald Range Wildfire.

Strategic Priorities: Operational

Statutory Authority:

Under Section 479 (Zoning bylaws) a local government may, by bylaw, regulate, amongst other things, the use of land, buildings and other structures as well as the density of the use of land, buildings and other structures.

Background:

The regulation of "mobile homes" by the Regional District Board has waxed-and-waned over the decades, with the first zoning bylaws adopted in the early 1970s generally listing "mobile homes" as a permitted form of dwelling type in a wide range of zones.

This began to change in the middle of the decade as "mobile homes" of this period more closely resembled contemporary motorhomes in their size and level of amenity and communities across the province began to determine that the placement of these types of homes in residential

neighbourhoods was undesirable. In response, zoning regulations were introduced to exclude these homes from many residential areas and only permit them in "mobile home parks".

Within the Regional District, this trend towards excluding "mobile homes" from residential and rural-residential zones started in the early 1990s when the original zoning bylaws began to be comprehensively reviewed for the first time.

By way of example, the zoning applied to the community of Faulder was amended sometime between 1989 and 1997 in order to exclude "mobile homes" as a permitted form of dwelling type. Prior to this, available Regional District records indicate that approximately 21 building permits had been issued between 1975 to 1995 to allow the placement of "mobile homes" in Faulder.

This trend was repeated throughout the Regional District so that by 2002, "mobile homes" were only permitted in the "Manufactured Home Park" zones (e.g. RSM1 and RSM2 Zones), and was achieved by use of the following zoning regulations:

- not listing "manufactured home" as a permitted use in a zone;
- requiring minimum building widths of 5.0 metres for "single detached dwellings"; or
- requiring a minimum width-to-length ratio (i.e. 1:4 or 1:5) for "single detached dwellings".

However, between 2016 and 2023, the Board undertook a number of zoning amendments that, amongst other things, permitted "mobile homes" as a permitted form of dwelling type in the RA, AG, LH and SH zones (e.g. as a principal and / or accessory dwelling), provided a parcel exceeded 1.0 ha in area.

Bald Range Wildfire (2026):

On August 7, 2026, a wildfire sparked approximately 15 kilometres west of the District of Summerland and near the unincorporated community of Faulder.

As of September 25, 2026, the size of the fire was mapped at approximately 25,000 ha and primarily affected the communities of Faulder and Meadow Valley with 110 structures either damaged or destroyed.

Within the area affected by the wildfire, the Regional District is aware that most of the "mobile homes" previously permitted in the community between 1975 and 1995 have been destroyed.

Board Consideration:

At its meeting of September 24, 2026, the Electoral Area Services Committee (EASC) of the Board resolved to initiate amendments to the Electoral Area "F" OCP Bylaw in order to remove the Environmentally Sensitive Development Permit (ESDP) Area designation from all parcels within the area of the Bald Range Wildfire.

At its meeting of October 8, 2026, the EASC of the Board resolved to initiate amendments to the Electoral Area OCP Bylaws in order to provide exemptions for site remediation works being undertaken on parcels affected by a wildfire and designated as Watercourse Development Permit (WDP) Areas.

The Committee further resolved, at this same meeting, to introduce an exemption to the Okanagan Valley Zoning Bylaw in order to allow for the placement of an "accessory building or structure" on a parcel rendered "vacant" by the Bald Range Wildfire.

Analysis:

Administration is aware of the Board's desire to reduce bureaucratic delays and financial burdens for residents displaced by the Bald Range Wildfire, especially where structures have been damaged or destroyed and reconstruction (including site clearing activities) is required.

Administration is further aware of the Board's desire — over its previous two terms — to find "alternate" forms of housing in order to address housing availability within the Electoral Areas.

Finally, Administration is aware that the province has stated that CSA Z240 "mobile homes" are recognized under the BC Building Code as a dwelling type and provide a clear pathway to permanent residential occupancy. This is unlike CSA Z240-RV and CSA Z241 units, which are "recreational vehicles" intended for recreational, camping, travel, or seasonal use and are not recognized or constructed to the same standards as permanent dwellings under the BC Building Code.

The historical exclusion of "mobile homes" from residential and rural-residential zones arose at a time when "mobile homes" were physically distinguishable from traditional, "stick-built" single detached dwellings, particularly with respect to their size, mobility, construction and appearance.

Whereas, contemporary CSA Z240 "mobile homes" have evolved substantially from this earlier form, and their continued exclusion from residential areas due to concerns about aesthetics and property values may no longer be relevant. By way of example, the Modular Housing Association of BC (MHABC) notes that modern "mobile homes" are heavier, are not supplied with wheels and axles, and are moved using separate transport dollies (e.g. not towed).

From a land-use planning perspective, the more relevant considerations are the impacts associated with residential development itself, such as density, building size, siting, servicing, access and the occurrence of hazards, and not the visual appearance of detached dwellings.

For these reasons, Administration considers there to be merit in reviewing the zoning regulations that apply to "mobile homes" across the Electoral Areas and not just within the area affected by the Bald Range Wildfire, specifically:

- "mobile home" be permitted in all zones in which "single detached dwelling" and "accessory dwelling" are permitted (e.g. RS & SH zones); and
- minimum building width restrictions designed to exclude "mobile homes" from residential zones (e.g. RS & SH zones) be deleted.

This would have the benefit of allowing property owners to replace "mobile homes" destroyed by the Bald Range Wildfire and would extend this same benefit to property owners in the other Electoral Areas by providing an economical housing solution.

Alternative:

Conversely, Administration is aware of community concerns raised during previous zoning regulation reviews related to "mobile homes" and the suitability of allowing these dwelling types in residential and rural-residential areas.

This is why the current regulations generally restrict "mobile homes" to parcels greater than 1.0 ha in area, on the basis that the development pattern in such areas means the impact of "mobile homes" will be mitigated by the larger parcel sizes.

Accordingly, the Board may wish to pursue one of the following alternate approaches:

1. amend the SH zoning to allow "mobile homes" as a form of principal dwelling unit; or
2. amend the zoning of those parcels within the Bald Range Wildfire area to allow "mobile homes" as a form of principal and accessory dwelling, where they are otherwise currently prohibited; or
3. status quo.

Of these three options, the first would address the area affected by the Bald Range Wildfire and would extend the benefit of "mobile homes" as a form of principal dwelling unit to the other Electoral Areas without introducing the allowance to Low Density Residential zoned areas such as Naramata, Kaleden, Apex or Osoyoos Lake.

(NOTE: as per Okanagan Basin Water Board (OBWB) grant funding requirements, an accessory dwelling is not permitted on parcels less than 1.0 ha in area unless connected to a community sewer system)

The status quo option would mean no amendments are undertaken to the Zoning Bylaw and the restrictions on "mobile homes" in the Okanagan Valley Electoral Areas would remain in place.

(NOTE: "mobile homes" are *generally* permitted in most RS and SH zones in Electoral Area "H")

Financial Implications:

Financial implications have been considered and none were found.

Communication Strategy:

Any proposed bylaw amendments to the Electoral Area OCP and Zoning bylaws will be notified in accordance with the requirements of the *Local Government Act* as well as the Regional District's Development Procedures Bylaw No. 2500, 2011.

Will a PowerPoint presentation be presented at the meeting? No

Respectfully submitted:

C. Garrish, Senior Manager of Planning

Endorsed By:

Allen Fillion

A. Fillion, Managing Director, Dev. & Infrastructure

Attachments: No. 1 – Examples of CSA Z240 and CSA A277 Manufactured Homes

Attachment No. 1 – Examples of CSA Z240 and CSA A277 Manufactured Homes



CSA A277 – Modular Home



Mobile Home (c. 1970s)



CSA Z240 – Mobile Home