



STAFF REPORT TO COMMITTEE

DATE OF REPORT March 23, 2021
MEETING TYPE & DATE Special Electoral Area Services Committee Meeting of July 7, 2021
FROM: Community Planning Division
Land Use Services Department
SUBJECT: CVRD Modular and Mobile Homes Policy 2009
FILE: 6480 Community Planning – Official Community Plan

PURPOSE/INTRODUCTION

The purpose of this report is to present and recommend that CVRD Modular and Mobiles Homes Policy 2009 be rescinded.

RECOMMENDED RESOLUTION

That it be recommended to the Board that the CVRD Modular and Mobile Homes Policy 2009 be rescinded.

BACKGROUND

As part of ongoing improvement, existing land use planning policies were reviewed for consistency with the draft Official Community Plan for the Electoral Areas Bylaw 4270 and with the *Local Government Act*. The CVRD Modular and Mobile Homes Policy 2009 is recommended to be rescinded on the basis of being inconsistent or redundant.

ANALYSIS

There are *Building Act* limitations on what can be regulated by CVRD bylaws. If the CVRD wants to enforce compliance with these requirements then the content of this policy should be in a building regulation bylaw.

Building Inspection confirms:

The building bylaw would not require any amendments as section 2.3.5(3) already references modular homes with respect to complying with CSA standards, either A-277 for factory-built homes or Z-240 for mobile homes.

All structures require a foundation as per the *BC Building Code* and section 2.2.1(1) of the Building Bylaw requires that “*all Work performed on the owner’s land complies with the BC Building Code, this bylaw and all other enactments, codes and standards applicable to the Work*”.

Mobile homes can be on non-permanent foundations, provided they are installed in accordance with CSA Z240.10.1-08 *Site Preparation, Foundation and Anchorage of Mobile Homes*. Staff are not aware of any standard specific to A277 modular foundations; therefore, the *Building Code* would apply.

FINANCIAL CONSIDERATIONS

N/A

COMMUNICATION CONSIDERATIONS

N/A

STRATEGIC/BUSINESS PLAN CONSIDERATIONS

This responds to the Strategic Plan direction to review all existing land use bylaws to identify challenges and opportunities for improved consistency.

GENERAL MANAGER COMMENTS

☐ Not Applicable

Referred to (upon completion):

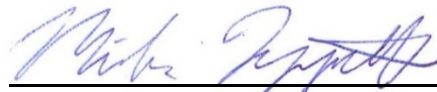
- ☐ Communications & Engagement
- ☐ Community Services *(Cowichan Community Centre, Cowichan Lake Recreation, South Cowichan Recreation, Arts & Culture, Emergency Management, Facilities & Transit)*
- ☐ Corporate Services *(Finance, Human Resources, Legislative Services, Information Technology, Procurement)*
- ☐ Engineering Services *(Environmental Services, Recycling & Waste Management, Water Management)*
- ☐ Land Use Services *(Community Planning, Development Services, Inspection & Enforcement, Economic Development, Parks & Trails)*

Prepared by:



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General Manager

Reviewed for form and content and approved for submission to the Committee:

Resolution:

☒ Manager, Legislative Services

Financial Considerations:

☒ Manager, Finance

ATTACHMENTS:

Attachment A – CVRD Modular and Mobile Homes Policy 2009