

 <p>Agricultural Land Commission</p>	<p>MANUFACTURED HOMES IN THE ALR</p>	<p>POLICY L-25</p> <p>Amended October 2020 Adopted October 2019</p>
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This policy is intended to assist in the interpretation of the [Agricultural Land Commission Act](#), (the “ALCA”) and the [Agricultural Land Reserve Use Regulation](#) (the “Use Regulation”). In case of ambiguity or inconsistency, the ALCA and Use Regulation will govern.

INTERPRETATION:

The Use Regulation permits a manufactured home, in addition to a principal residence on a parcel in the Agricultural Land Reserve (ALR), as long as a building permit was issued before July 31, 2021. The manufactured home may only be occupied by the property owner or the property owner’s immediate family.

The permitted maximum width of a manufactured home is 9 metres, sometimes referred to as a ‘double-wide’ manufactured home.

If the manufactured home is no longer occupied by the property owner or the property owner’s immediate family, it is not a permitted use in the ALR.

When the manufactured home is no longer lived in as permitted in the Use Regulation, it must either be:

- demolished on-site and the debris removed;
- removed from the property; or,
- converted for non-residential use, such as an office, storage, etc.

The Commission considers a manufactured home to be consistent with the Use Regulation, if the manufactured home meets the following criteria:

- a. is a single storey;
- b. is for use by a single family;
- c. is assigned a Manufactured Homes Registry Number in the Manufactured Homes Registry;
- d. is a maximum of 22.86 metres in length;
- e. conforms to one of the following Canadian Standards Association (CSA) standards:
 - i. CSA Z240 series standards for manufactured homes and its anchoring requirements; or,
 - ii. CSA A277 series standards, if constructed on a steel frame; and,
- f. is constructed on one of the following foundation systems:
 - i. concrete pile;

- ii. surface pier; or,
- iii. concrete slab.

LOCAL GOVERNMENT:

Covenant for Property Owner or Owner's Immediate Family Member

Local Governments, when reviewing building permit applications for manufactured homes, may require additional documentation to ensure that the manufactured home is used as permitted by the Use Regulation. For example, a local government may require the registration of a covenant restricting the use of the manufactured home for the permitted user and/or its removal when no longer used for its intended purpose. In addition to this, or alternatively, local governments may require a sworn affidavit to ensure that the manufactured home is used for its intended purpose. In association with the covenant and/or sworn affidavit, an Irrevocable Letter of Credit (ILOC) may be required to ensure that the manufactured home is removed when no longer used as intended.

Registration

Local governments have the authority to regulate manufactured homes by ensuring that the home is registered in the Manufactured Home Registry, a registry administered by the BC Registries and Online Services ("BC Registry Services") under the Ministry of Citizens' Services. The registration number can be accessed through BC Online, or in the Assessment Roll Report.

Removal/Decommissioning

When a property owner elects to or is required to remove or decommission a manufactured home, local governments may require proof of the removal of the manufactured home through a "Transportation Application Permit" from BC Registry Services, or the decommissioning of the manufactured home through a "Non-Residential Exemption Application Permit" from BC Registry Services.

TERMS:

manufactured home means a single-story, self-contained, single family home constructed on a steel frame, manufactured in either one or two sections (single-wide or double-wide), and assigned a Manufactured Homes Registry number. The structure must be a maximum of 9 metres in width and a maximum of 22.86 metres in length; conform to the Canadian Standards Association (CSA) Z240 Manufactured Home (MH) series standards for manufactured homes, including its anchoring systems or the CSA A277 series standards for pre-fabricated buildings, modules or panels; and be built on concrete pile, surface pier, or concrete slab foundation systems.

Unless defined in this policy, terms used herein will have the meanings given to them in the ALCA or the Use Regulation.

REFERENCE:

Agricultural Land Reserve Use Regulation (BC Regulation 30/2019) Sections 32(3) and 32(4) “Additional Residences”.

Additional Residences

34(3) An additional residence that is a manufactured home and that is not a pre-existing residential structure is permitted if

(a) the manufactured home is 9 m or less in width,

(b) the manufactured home is used only by the owner or any of the following persons who are related within the meaning of subsection (4):

(i) a person who is the owner's

(A) parent, grandparent or great grandparent,

(B) sibling, or

(C) child, grandchild or great grandchild;

(ii) the owner's spouse, or a person who is a parent of the owner's spouse,

(c) all required authorizations to locate the manufactured home on the agricultural land are granted before July 31, 2021, and

(d) the size and siting of the manufactured home is not altered after July 31, 2021, unless permitted under section 25 or 45 of the Act.

(4) For the purposes of subsection (3) (b), a person is related to an owner or the owner's spouse whether the relationship is by blood, marriage or a marriage-like relationship within the meaning of section 3 of the Family Law Act.