



## **MANUFACTURED HOME PARK RE-DEVELOPMENT POLICY FOR THE ELECTORAL AREAS**

Applicability: All CVRD Electoral Areas

Effective Date: Upon adoption of CVRD Bylaw No. 4435 - Manufactured Home Park Bylaw, 2022.

### **PURPOSE:**

To provide manufactured home park tenants with notification and assistance from development proponents that is additional to what is currently required under the *Manufactured Home Park Tenancy Act*.

### **POLICY:**

1. An application to rezone land used as a manufactured home park for any other use must be accompanied by a copy of an information package that was delivered to each tenant of the manufactured home park at least 30 days in advance of the application being made and posted on a bulletin board or other public facility in the manufactured home park. The application must contain the following information:
  - a. That an application to rezone the park will be made to the CVRD;
  - b. The nature of the re-development plans being considered;
  - c. The affordability housing options that the owner will provide for tenants if the rezoning application is approved;
  - d. A tentative timeframe for re-development of the manufactured home park;
  - e. The tenant's rights under the *Manufactured Home Park Tenancy Act* and an explanation of the assistance that the owner will be providing in accordance with the Act;
  - f. A copy of this policy and explanation of the assistance that the owner will be providing in accordance with the policy;
  - g. Information on the CVRD zoning amendment process as indicated on the CVRD's website; and
  - h. Evidence that will enable the CVRD to establish that the information described in this section was provided to tenants and posted by the required date.
2. Prior to consideration of First and Second Reading of any bylaw related to an application to rezone land used as a manufactured home park, the applicant must submit a relocation report that includes:

- a. a demographic profile of existing tenants including:
    - i. age;
    - ii. family size/structure;
    - iii. general income levels; and
    - iv. housing needs/relocation option preferences where this information is attainable.
  - b. an inventory of manufactured homes in the park, including condition, and potential to be moved in compliance with the BC Building Code.
3. The CVRD should encourage owners applying to rezone manufactured home parks for re-development to make adequate arrangements for the relocation of manufactured home park tenants, including relocation to housing units in the new development.
4. An applicant for a zoning amendment for land that is occupied by a manufactured home park, that would allow the manufactured home park to be replaced with another form of residential development, must provide the following information with the application:
- a. Information on the number of tenant households that would be displaced;
  - b. Information on the average cost of housing units in the proposed development, compared with the average cost of a tenancy in the manufactured home park; and
  - c. Information on arrangements that the owner proposes to make with residents of the manufactured home park upon re-development of the land and the extent of resident acceptance of such arrangements, including any of the following if applicable:
    - i. Rights to purchase or rent housing units in the new development, and interim living arrangements;
    - ii. Relocation of manufactured homes to other manufactured home parks at the applicant's cost; and
    - iii. Compensation of residents who will not be accommodated in the new development or relocated to another manufactured home park, including compensation for the value of manufactured homes that cannot be relocated and payment of the cost of disposing of such units.

Approved by: CVRD Board Approval date: February 13, 2008 Amended: September 28, 2022
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