

Mobile Homes On Private Property

A building permit is required when you wish to:

- Move a mobile home onto a property
- Relocate a mobile home on an existing property
- Add an addition to a mobile, including decks over 2 feet above grade
- Construct an aluminum cover for a deck, patio or carport
- Refer to tol.ca/building for guidelines on other projects requiring a permit application

The placement of a mobile home on a property as a single family dwelling or temporary accessory dwelling is subject to the regulations under the Township of Langley Zoning Bylaw. For properties located in the Agricultural Land Reserve (ALR), please note that the Agricultural Land Commission (ALC) regulations may also affect allowances for placement of mobile homes. Applicants should familiarize themselves with the ALC legislative provisions if the subject property is located within the ALR.

Mobile homes must comply with the CSA A277-M1990 or CAN/CSA Z240 MH Series-M86 standards.

APPLICATION

Submit building permit applications to the Permit, Licence and Inspection Services Department.

The applicant must provide:

- a Building Permit Application form completed and signed
- the year, make, model, serial, registration and CSA numbers for the mobile home
- a current Title Search or a Freehold Transfer (title search is to be no older than 30 days prior to permit application). If the Title Search shows any restrictive covenants, easements or right-of-ways registered against the property, the details of each charge will be required.
- three sets of site plans drawn to scale (disclosure of whether or not there are any right-of-ways, watercourses, or easements on the property)
- three sets of floor plans of the mobile home (the manufacturer's stock floor plan for the specific unit is acceptable)
- for properties serviced by a septic system, a Registered Onsite Wastewater Practitioner (ROWP) must sign and seal three sets of site and floor plans. In addition the ROWP must provide:
 - the septic permit filing form from Fraser Health to construct or alter a septic system; or
 - a Building Referral Form where no work on the system is required
- for properties serviced by a well, a well water potability test certifying that the sample of water for the mobile home complies with the current Guidelines for Canadian Drinking Water Quality.
- three sets of front, rear and side elevations (manufacturer's stock elevations are acceptable)

SEE NEXT 

- a completed and signed Soil Declaration form
- Tree Cutting and Removal Declaration (for non-ALR properties)
- an Erosion and Sediment Control form – signed and dated
- an Agent Authorization form signed by the owner (if applicable)
- The applicant is to obtain the necessary documentation from the Engineering Department to make a Highway's Use Permit Application for the move of the mobile home or manufactured home.

Site Plan:

- lot shape and size, showing all buildings and setbacks to the property lines and clearly identifying the proposed mobile home
- easements, right-of-ways, and watercourses/bodies of water on the property and the setbacks to the buildings
- over-all building dimensions of the proposed mobile and any existing buildings
- existing and/or proposed elevations at each corner of the building and the finished grades for the side property lines
- septic system and well locations
- all trees to be retained / removed
- driveway location

Foundation and Floor Plans:

- floor plan of the mobile
- three copies of a typical cross-section showing the foundation and anchoring system for the mobile home

Storm Water Management Plan:

A Storm Water Management Plan sealed and signed by a Civil Engineer may be required in instances where proposed fill is being brought on to the property for the construction of the dwelling, required to indicate:

- the area to be filled is to establish the construction site of the dwelling, and not for the re-grading of the property; and
- grades of property, both existing and proposed

(This is not an exhaustive listing of all the bylaw and building code requirements. Additional information may be requested during the processing of the building permit application.)

Failure to obtain the required Highways Use Permit, and moving a mobile home onto a property without the necessary permits will result in a Bylaw Notice Enforcement Ticket in the amount of \$500.00 being issued to the property owner. The Township of Langley may issue further tickets at the discretion of the department for each day the offence continues.

BUILDING PERMIT APPLICATION PROCESS

Once compliance with Municipal Bylaws and other applicable enactments has been demonstrated, a building permit can be issued following receipt of payment of the appropriate permit fees and bonds.

The timing related to issuance of the building permit may be dependent on:

- volume of applications
- the complexity of the project
- completeness of the application including compliance with the applicable zoning and other bylaws and the current edition of the BC Building Code

PRIOR TO ISSUANCE

Following the submission of the building permit but prior to issuance, additional items or inspections may be required, inclusive but not limited to:

- an accepted driveway application and permit is typically required from the Engineering Department prior to issuance of the Building Permit
- a copy of the approved Highways Use Permit for the move of the mobile home, manufactured home or building.
- provision of a \$500.00 Damage Bond
- a restrictive covenant is required to be registered for temporary accessory mobile homes (non-ALR properties)

No deposit of fill, excavation, erection, alteration, enlargement, repair, removal, or demolition of any building or structure, or part thereof, shall be commenced or undertaken without a permit first being obtained from the Permit, Licence and Inspection Services Department.

INSPECTIONS

All used mobile homes must be inspected, accepted and a building permit issued prior to being moved on to the property.

The following items must occur during the duration of construction:

- inspections must be requested by the owner, builder or agent
- all work being inspected must be complete and ready prior to inspection
- work must not proceed past any of the stages list without prior clearance
- the street address and permit card must be posted in a visible location on the site
- the approved permit drawings and prior inspection notices are to be available on site for all inspections

No person may occupy or permit occupancy of any Building or Structure until an accepted final inspection has been undertaken by the Building Inspector and occupancy has been authorized by the Building Inspector in writing.