



Mobile Homes on Private Property

Permits Licence and Inspection Services

Mobile Homes

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Phone 604-533-6018

This publication is designed to provide information for the placing of a mobile home, manufactured home or move-on house on to individual lots within the Township of Langley. *It does not apply to mobile homes in mobile home parks which are regulated by the Township's Mobile Home Park Bylaw.* The information provided in this publication is general in nature. For questions relating to a specific mobile home being placed on a specific property please contact the Permits, Licence & Inspection Services Department staff at 604-533-6018 for further information.

ZONING BYLAW REGULATION:

The Township's Zoning Bylaw specifies permitted uses for each property in the Township. This is accomplished by attaching to each property a specific zoning designation. Each zone has a defined set of permitted uses. Information regarding the zoning designation for any property within the Township may be obtained at the PERMIT, LICENCE & INSPECTION SERVICES counter in the Municipal Hall.

When considering the purchase or placement of a mobile home within the Township it is important to note that a "double wide" is not included in the definition of "*mobile home*" contained in the Zoning Bylaw. A double wide is considered a manufactured home up to 9 meters in width. The Township of Langley Zoning Bylaw defines a mobile home as "*a structure, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured as an individual unit or module, not exceeding 5 metres in width and intended to be moved from one place to another by being towed or carried, and to provide a dwelling unit, and which has been constructed in compliance with the Building Code.*" Mobile Homes complying with the CSA A277-M1990 or CAN/CSA Z240 MH Series-M86 standards are accepted under this definition.

Two Categories of Mobile Homes:

There are two use categories in the Zoning Bylaw under which mobile homes may be placed on a lot within the Township, these being:

- i. Permanent Mobile Homes, i.e. the principal dwelling on a property, or the second permanent dwelling on the property where two permanent dwellings are permitted.
- ii. Temporary Accessory Mobile Homes, i.e. temporary dwelling accessory to the principal dwelling on the lot.

Permanent Mobile Homes (Principal Dwelling):

In a SR-1 Zone, only a new double wide unit may be used as a principal dwelling. In a SR-2 Zone, a single wide or double wide unit is permitted as a principal dwelling; however, the unit must be brand new and comply with CSA standards. For RU-1, RU-2, RU-3, RU-4, RU-5, RU-6, RU-8, RU-10, RU-11 zones, new or used single wide units are permitted, provided they comply with the CSA A277-M1990 or CAN/CSA Z240 MH Series-M86 standards. A Mobile home being used as a permanent dwelling must be 1986 or newer.

Used mobile homes are not permitted in SR zones, and where permitted in RU (rural) zones, they are subject to the Building Bylaw requirements for "Moving of Buildings" (see page 3 of this publication).

Temporary Accessory Mobile Homes:

Temporary Accessory Mobile Homes are permitted in RU-1, RU-2, RU-3, RU-4, RU-5, RU-6, RU-8, RU-10, RU-11, zones so long as the property is **in** the Agricultural Land Reserve. For SR-1 and SR-2 zoned properties (subject to meeting Zoning Bylaw regulations), regardless of whether or not they are located within the ALR, may only have a single wide mobile as a **Temporary Accessory**. Properties within the RU zoning mentioned above, **not** in the Agricultural Land Reserve, may only have a single wide mobile as a **Temporary Accessory**. A **Temporary Accessory Mobile Home** must be a 1974 model or newer and constructed and certified in the factory as complying with the CSA A277-M1990 or CAN/CSAZ240MH Series-M86 or CSA Z240 standards.

A revision has taken place in the Agricultural Land Reserve's permitted use rules to now permit one manufactured home up to 9.0m in width (double wide), for use by a member of the owner's immediate family.

The Double Wide is subject to the same conditions as a **Temporary Accessory** as listed in the Bylaw below, with the following exceptions:

- The Double Wide must be a certified CSA unit.
- The Double Wide must be temporary (no permanent foundation, on blocks only).
- Additions are not permitted for the Double Wide.
- Decks are permitted, but are to be less than two feet above finished grade.

The following Zoning Bylaw regulations govern the location of **Temporary Accessory Mobile Homes**. Note the conditions for approval on lots 8,094 m² (2 acres) or less in size, and/or lots which are not located in the Agricultural Land Reserve. As of February 1, 2006, the provisions of the Building Bylaw for "Moving of Buildings" contained on page 3 of this publication applies to the moving of **Temporary Accessory Mobile Homes**.

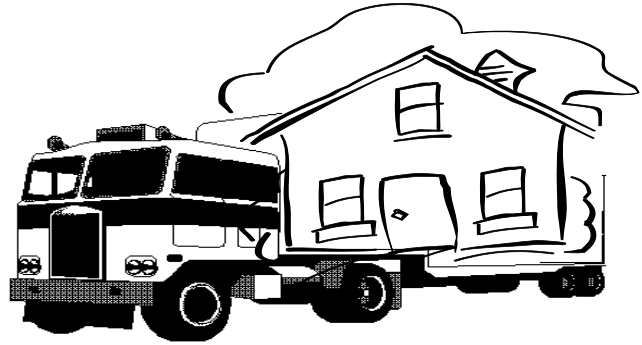
Zoning Bylaw 1987 No. 2500, Sec. 201.4 & 301.3 - Temporary Accessory Mobile Homes

A mobile home as a temporary accessory dwelling is subject to the following conditions:

- a. That the principal dwelling is occupied by the owner of the property;
- b. That the mobile home is occupied by:
 - i) an employee of the owner where such property is operated as a bona-fide farm; or
 - ii) the Father, Mother, Son, Daughter, Grandfather, Grandmother, Grandson, Granddaughter, Brother or Sister, of the Owner of the property;
- c. That the property in question is 8,094 m² or greater in area except where for medical reasons the additional dwelling unit is necessary. Exceptions on medical grounds must be approved by Council, and only:
 - i) where a letter from a Medical Practitioner certifies that the additional dwelling unit is essential to care for the owner or a member of the immediate family; and
 - ii) the Municipality has petitioned the immediate surrounding property owners for approval of this use
- d. That the use be permitted for a period of one year only, but may be renewed on a yearly basis, subject to compliance with the conditions of the original permit, and the Bylaws of the Municipality;
- e. That when the conditions under which such temporary use was permitted cease to exist, the mobile home shall be removed within 90 days; and
- f. That any additions to the mobile home be limited to 24 m² (258sqft) in area. All additions are to be self supporting through their own foundations and not dependant on the mobile structure. Decks greater than 2' above grade, covered or uncovered, and carports that are "attached" to the mobile are included in this maximum area of 258sqft. Aluminum covers are to be designed and sealed by a Professional Engineer.

BUILDING BYLAW REGULATIONS FOR MOVING BUILDINGS:

The following excerpt from the Township's Building Bylaw on page 3 of this publication gives the conditions under which a used mobile home may be located on a lot for use as a permanent dwelling. *Note in particular Subsection 13.13 which allows the placement of used mobile homes as permanent dwellings only in rural zones.*



Building Bylaw 2008 No. 4642, Sec.13 - Moving of Buildings

- 13.1 No person must move any building or structure from one parcel of land to another parcel of land without first obtaining a building permit.
- 13.2 No building or structure must be moved to another site or parcel of land without a **building permit and route approval from the Municipal Engineer.** (The applicant must obtain the necessary documentation from the Engineering Department to make a Highways Use Permit: Oversized/Overweight Vehicle Application)
- 13.3 No building or structure must be moved to another parcel of land unless it complies with or will be altered to comply with Township bylaws.
- 13.4 No building or structure shall be moved to another site or parcel of land unless it conforms to, or is altered to conform to, the structural and architectural standards of the majority of the buildings situated in the immediate vicinity of the site or parcel of land to which it is to be moved.
- 13.5 Except where the building or structure being moved is to be used as ancillary to a residential or farm occupancy, the Building Inspector must circulate a petition to the owners of the 9 properties nearest to the proposed location of the building site including a picture of the building or structure, and must receive the written approval of at least six (6) of these owners for the proposed move.
- 13.6 Applications to move any building or structure must be accompanied by a security deposit in the form acceptable to the Township and in the amount in Accordance with Appendix "A" Bylaw 2008 No. 4642 to ensure the building or structure is fully completed and an accepted final inspection is obtained within 6 months from the date on which the permit was granted. In exceptional circumstances the Building Inspector may grant an extension of not more than 3 months.
- 13.7 If the required work is not completed within the permitted period, the security deposit must be forfeited to the Township and the Building Inspector must give the applicant, 30 days to remove the building or structure from the new parcel of land to which the building or structure has been moved.
- 13.8 Notwithstanding the foregoing, where the building is to be used as a dwelling, it shall:
- (a) have a minimum building area of 75 m²;
 - (b) in any Residential or Suburban Residential area of the Township, as designated in the Township of Langley Zoning Bylaw 1987 No. 2500 as amended, be not more than 5 years older than the average of dwellings in the immediate vicinity of the site or parcel of land to which it is to be moved; and
 - (c) not be moved to any lot within a registered plan of subdivision containing more than 2 lots if no buildings exist within the subdivision on the date of application.

- 13.9 Upon application, an inspection of the building or structure will be made by the Building Inspector. A non-refundable fee in Accordance with Appendix "A" of Bylaw 2008 No. 4642 must apply to inspections outside the Township and City of Langley within a radius of 50 km. Fees for inspections for greater distances will be evaluated on an individual basis.
- 13.10 The acceptance of the building by the Building Inspector for moving will be valid for no more than 6 months from the date of inspection.
- 13.11 If the proposed building or structure move meets the requirements contained in Section 13.0 of the Building Bylaw, the Building Code and all other applicable enactments including other Township bylaws, a permit may be issued. The permit fee assessed for such permits will be based on the value of all work required to move and complete construction of the building or structure.
- 13.12 Notwithstanding the provisions of Section 13.0 of Bylaw 2008 No. 4642, an existing single family dwelling may only be moved onto a property located in a rural zone of the Township of Langley as stipulated in the Township of Langley Zoning Bylaw as amended from time to time.

PERMIT AND INSPECTION PROCESS:

To avoid delays in processing and to ensure the successful completion of your project, please take note of the following requirements.

Information Required at the Time of Application:

The following information and drawings are required when making application for a permit:

1. A Building Permit Application form must be completed in full.
2. Three copies of a site plan drawn to scale showing:
 - a) all existing buildings on the property;
 - b) all creeks, watercourses, ponds, ravines, right of ways, easements and any other significant features of the property;
 - c) the location of all septic tanks and fields, wells, driveways (new and existing), the proposed mobile home (including any additions such as porches, decks or carports);
 - d) the site plan is to be stamped by a Registered On-site Wastewater Practitioner (ROWP) for the Sewage Disposal System.
 - e) the setback distances from the proposed mobile home to all property lines and all other buildings on the property.
3. The year, make, model, serial, registration and CSA numbers for the mobile home.
4. A floor plan of the mobile. The manufacturer's stock floor plan for the specific unit is acceptable.
5. Three copies of a typical cross-section showing the foundation and anchoring system for the mobile home and additions.
6. Provision of a well water potability test certifying that the source of water for the mobile home complies with the current Guidelines for Canadian Drinking Water Quality.
7. For properties serviced by a septic system, a Building Permit Referral Form (where no work on the system is required) or the pink copy of the septic filing from Fraser Health (for construction or alteration).
8. **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, manufactured home or building.**
9. A current (no older than 30 days) Title Search showing ownership. If the Title Search shows any restrictive covenants, etc. registered against the property, a detailed Title Search will be required.

Required Prior to Issuance of Permit:

1. Provision of a \$500.00 Damage Bond in the form of a Letter of Credit or cash.
2. A restrictive covenant is required to be registered for temporary accessory mobile homes.
3. Approval for the driveway and any alterations is required from the Engineering Department.
3. **Copy of the approved Highways Use Permit for the move of the mobile home, manufactured home or building.**

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.

Required Municipal Inspections:

1. All used mobile homes must be inspected, accepted and a Building permit issued PRIOR to being moved on to the property.
2. Placement and anchorage inspection is required.
3. All sewer and water lines and connections must be inspected **PRIOR** to covering.
4. A final inspection is required after completion of all additions, decks, handrails, guardrails and any other requirements noted on the building permit or the approved drawings, but **PRIOR** to occupancy.

Renewal Permits for Temporary Accessory Mobile Homes:

Temporary Accessory Mobile Home permits are subject to continued compliance with the conditions of the original permit, and the Bylaws of the Township and must be renewed on an annual basis. The renewal fee is included with the yearly taxes.

Be wise!

When buying any property or a mobile home to be placed on property within the Township of Langley, check that the mobile home will be allowed on that specific property before closing the sale.



ALUMINUM COVERS FOR DECKS, PATIOS, CARPORTS AND MANUFACTURED SUNROOM INSTALLATIONS

The purpose of this bulletin is to inform suppliers, contractors and homeowners that building permits are required for all Aluminum Covers for Decks, Patios, Carports and Manufactured Sunrooms whether they are attached to mobile homes, single family dwellings or as detached structures. This bulletin also provides information as to the documentation that is required when making a building permit application for any of these types of structures.

In recent months it has come to our attention that Aluminum Covers for Decks, Patios, Carports and Manufactured Sunrooms have been installed without building permits being applied for or issued. We then have had to deal with the homeowners to bring the structures into compliance with the BC Building Code and Township Bylaws. There can be a number of issues regarding the Zoning Bylaw and the Building Code that arise when these structures are installed without first obtaining a building permit.

1. Please note that building permits are required for all structures prior to construction. In order to apply for a building permit, three sets of sealed construction drawings are required, including a site plan indicating the distance of the structure from property lines and adjacent buildings or structures. In the case of Mobile Home Parks or Townhouse Complexes a letter is required from the Park Manager or the Strata Council approving the proposed construction of the cover.
2. The construction drawings for the cover, carport or sunroom must be signed and sealed by a Professional Structural Engineer. As these structures are constructed of aluminum and molded glass or plastic (in the case of sunrooms) they cannot be checked under Part 9 of the BC Building Code and fall under Part 4 of the BC Building Code. The structures therefore must be designed and certified by a Professional Engineer. The Engineer's Letters of Assurance from the current edition of the BC Building Code needs to be submitted at the time of the permit application.
3. The permit will list all the necessary inspections required during the course of construction. At the time of or prior to, the Final Inspection, the Professional Engineer's C-B Letter of Assurance must be provided to the Building Official.

The zoning in which the property is situated will determine the requirements that will apply to the permit application such as setbacks to property lines, lot coverage, etc.

It is very important if you are a supplier, contractor or purchaser of these structures that you check with the Building Department of the Township of Langley for all applicable requirements before starting the work.

If you have any questions about this information, please contact the Building Department at 604-533-6018.