

MANUFACTURED HOMES, MODULAR HOMES AND RECREATIONAL VEHICLES

Frequently Asked Questions

1. **Does the Village of Lytton permit modular, mobile or manufactured homes in the Zoning Bylaw?**

Yes. These dwelling types are permitted as single-detached dwellings, provided they comply with the Village of Lytton Zoning Bylaw No. 484, 1998 (as amended) and applicable building regulations from the CSA and BCBC, as provided below:

MANUFACTURED HOME means a dwelling unit, built in a factory environment in one or more sections, intended to be occupied in a place other than its manufacture.

Manufactured homes may be constructed to either the CAN/CSA A277 (Modular Home) or CAN/CSA Z240 MH (Mobile Home) standard.

MOBILE HOME means a dwelling unit built to the CAN/CSA Z240 MH standard whether ordinarily equipped with wheels or not that is designed, constructed or manufactured to be moved from one place to another by being towed or carried.

MODULAR HOME means a manufactured home constructed to the CAN/CSA A277 Modular Home standard, built in 2 or more sections to be assembled on a permanent foundation

2. **Does the Village require Manufactured, Mobile and Modular homes to have a permanent foundation?**

Yes. Modular homes shall be placed on a permanent foundation constructed of concrete or unit masonry, in compliance with the BC Building Code.

3. **Can I place a modular home on blocks or pads?**

No, not as a standard approval. Surface-mounted foundations (e.g., blocking, pads, or pier systems typically associated with CSA Z240 manufactured homes) are generally considered as a temporary foundation, and do not meet the Village's requirement for a permanent foundation. Permanent foundations are required unless **specifically approved through approval of Village Council in a Development Variance Permit. Applicants are encouraged to discuss foundation design details with the Village Building and Planning Departments.**

4. **Is skirting required on Manufactured, Mobile and/or Modular Homes?**

Skirting is not directly regulated but if any portion of the foundation is exposed, it should be finished in a way that complements the home and surrounding area. Skirting is one option and could be required as part of consideration of alternative foundations designs as noted in the Development Variance Permit application and approval, and further skirting alone is not a substitute for a permanent foundation, and

5. **Can I construct an addition to a Manufactured, Modular and/or Mobile Homes?**

Yes, additions are permitted as long as:

- The proposed additions meet all requirements of the Zoning Bylaw, and BC Building Code, and
- A valid **building permit** is obtained prior to construction.

6. **Do I need a building permit for a Manufactured, Modular and/or Mobile Home?**

Yes. A building permit is **required** for:

- Placement of a modular home
- Construction of the foundation
- Any additions or structural alterations

7. **What is the review process for a Building Permit application for a Manufactured, Modular and/or Mobile Home?**

- i. Once submitted, the Building Department will review your application to ensure all required documentation is included.
- ii. The Building Department will then review and ensure all plans and reports are up to CSA and BCBC standards and in compliance with applicable regulations.
- iii. If the Village and/or the Building Department has questions about the application, they will consult and inquire with the applicant for clarification.
- iv. The Building Department will then decide to either issue an approval or refusal for a Building Permit, along with begin the covenant preparation and review process with the applicant.

For more information on the Building Permit process, please refer to the Village's website:
<https://www.lytton.ca/business-development/building-permits>

8. Are Tiny Homes allowed as permanent dwellings?

It depends on the Tiny Home. The Village of Lytton does not currently have specific regulations addressing Tiny Homes but rather regulates the type of construction (i.e. a small dwelling that could be stick built or manufactured off-site) and the use of buildings and land. Small dwelling units may be within a principal dwelling (i.e. suite), a stand-alone accessory building (i.e. carriage house) or a small principal dwelling.

At the BC Affordable Housing Conference held in 2019, the following definition of a Tiny House was established: *"A ground-oriented permanent dwelling that is detached, movable and non-motorized, small in size (less than 500 square feet) and uses a compact design."* Tiny Houses typically have a floor space between 200 and 300 square feet and approximately 8.5 feet wide (If Tiny Homes exceed these size restrictions, they will require a permit for towing). The BC Building Code does not contain any specific regulations prohibiting Tiny Homes (except requirements such as minimum gross floor area of a dwelling, and setbacks to other buildings) . All homes must comply with the rules set out in the BC Building Code for safety, fire, health, accessibility, and structural soundness.

Mobile Tiny Homes, or homes manufactured off-site, are regulated by the Manufactured Home Regulation and must comply with standards in CAN/CSA Z240-MH certification and placement on a permanent foundation (see #2 and #3 above). The Village zoning bylaw regulates minimum gross floor area of a dwellings unit as 48.3 m² in the RR, R2, C1, C2, C3, CRM and CRT Zones. Interesting there is not a minimum gross floor area of a dwelling unit in the R1 and R1S Zones, however, the BC Building Code restricts the minimum gross floor area of a dwelling to be 39.8 m².

9. Are Recreational Vehicles permitted as Residential Dwellings?

Recently the Village adopted an amendment to the Zoning Bylaw that establishes a definition of *Recreation Vehicle* and where the use is a permitted accessory use, as follows:

RECREATIONAL VEHICLE means a vehicle, either designed to be towed behind a motor vehicle or self-propelled, and includes such vehicles commonly known as travel trailers, fifth wheels, campers, park model recreational units, motorhomes, or other similar vehicles designed to provide temporary living quarters. The Village does not recommend occupying a recreation vehicle for living quarters during harsh or inhospitable weather conditions.

3.36 The recreational vehicle use shall be permitted as an Accessory Use in the RR, R1, R2, C1, C2, C3 and P1 zones only if the property has a valid Village of Lytton Building Permit for the principle use and fulfills all of the following conditions:

1. *submit a potable water and wastewater management plan for approval by the Village, and the plan be part of the Building Permit approval.*
2. *cease being used for temporary residential use (and connected to municipal services) no later than 30 days following receipt of the permanent dwelling receiving final approval and/or occupancy of the Building Permit.*
3. *be maintained to accommodate removal on short notice with the mobility apparatus operational.*
4. *not have any structures, or aftermarket enclosures or awnings attached to the Recreational Vehicle.*
5. *not be used for nightly commercial accommodation, by individuals other than the property owner or the contractors working to fulfill the Building Permit.*
6. *be located with the defined setbacks of the Zoning Bylaw.*
7. *if the Building Permit expires, a recreation vehicle shall no longer be a permitted use.*

3.37 The property owner on which the RV is situated shall provide the Village with the following:

- .1 Proof of current trailer insurance that will enable the recreation vehicle to be moved in accordance with 3.36.3.*
- .2 The property owner shall complete the Village's RV Safety Declaration which ensures compliance with standard safety regulations including functioning smoke and carbon monoxide alarms.*

For more information, please contact the Village Planning Department at planning@lytton.ca