



Accessory Dwellings in the ALR

RESOLUTION:

WHEREAS manufactured homes are recognized as a common, affordable, and readily available form of housing across the province, particularly in rural areas, having limited long term impact to underlying soil conditions due to their surface mounted design;

AND WHEREAS on Dec 31, 2021, in an effort to provide housing flexibility in the ALR, the province permitted a second dwelling unit to be constructed within the ALR to a maximum of 90 sq. m. on parcels of 40 hectares or less in size, which represents a non-standard, custom-sized manufactured home, often preventing the construction of flexible additional housing within the ALR;

THEREFORE, be it resolved that NCLGA and UBCM call on the Province of B.C. to amend the ALC Act and associated regulations accordingly to permit the construction of either a 90 sq. m. accessory dwelling unit or a standard-sized manufactured home up to a maximum 148 sq. m. total floor area on parcels under 40 ha within the ALR.

Backgrounder:

In 2021, the Province of B.C. made changes to the ALR Land Use regulation to permit a secondary dwelling units based on parcel size. The current regulation limits the size of secondary dwellings to a maximum of 90 sq. meters on parcels up to 40 hectares in size, and a maximum of 186 sq. meters on parcels larger than 40 hectares. Provided the secondary dwelling is within these sizes, local governments are permitted to issue building permits and development approvals.

The limit of 90 sq. meters for properties under 40 hectares is challenging, as the size excludes standard-sized manufactured homes. Custom-built manufactured homes must be ordered to meet this limitation, which limits the availability and affordability of these units. Because standard-sized units are readily available, affordable to develop and own, and have limited long-term impact to underlying soil conditions due to their surface mounted-design, they should be permitted on any ALR parcel as a secondary dwelling. Having specific flexibility for manufactured homes up to 148 sq. meters would support provincial housing objectives and ensure secondary dwellings on ALR lands still support broader policy objectives for the ALR.