



MINUTES

MANUFACTURED HOME COMMUNITY STAKEHOLDER GROUP

August 26th, 2025, 10:30 am – 12 pm

ROOM Hub City 103, Service and Resource Centre

411 Dunsmuir Street, Nanaimo BC

Present:

1. Brian Snyder, Chair, Sharman Mobile Home Park
2. Daniel Vaillancourt, Crest Group Holdings 1
3. David Eaton, Deer Wood Estates
4. Gloria Wells, Valley Oak Estates

Staff:

1. Lisa Brinkman, Manager, Community Planning
2. Warren Mann, Property Services Agent
3. Hannah Groot, Planning Assistant, Community Planning

Meeting Notes

Brian opens the meeting with a statement about the importance of this project.

Stakeholder group participants discuss the policy options presented by City Staff. The topics of discussion included:

- Clarification of wording in policy.
- Concerns surrounding enforcement of the policy.
- Is the policy legally sound.
- Concerns about lack of step-by-step guidance, still need guidance for owners and developers of milestones and expectations.
- Definitions and proposed re-wording of definitions (i.e. “Manufactured homeowner residents and tenant(s) that reside on the property”).
- Discussion of the addition of Approving Officer and inclusion of bareland strata if MHC is developed through subdivision.

The stakeholder group recommends that the manufactured home owners receive double the assessed value of home as compensation.

Stakeholder group recommends that there is a need to identify and specify which year in the development process the assessed value of the property will be used. Lisa suggested to use the year that the rezoning or subdivision application is received by the City

Stakeholder group mentions that early communication may impact assessment values. Lisa suggests that the communication process begin after the rezoning or subdivision application is submitted to the City.

City Staff point out that if the required financial compensations are too high (in the policy) it could lead to a developer closing the manufactured home park and waiting a few years to apply to rezone or subdivide to avoid the financial compensation requirements in the policy.

The Stakeholder group appreciates the policy suggestion that a developer pay the assessed value of a manufactured home, such that the home owner avoids having to deal with this process on their own with the Province.

Stakeholder group appreciates the policy suggestion for the City to have the ability to negotiate for more compensation (at the time of application) to be able to respond to the specific needs of the manufactured home community.

Discussion occurred regarding using an appraised value rather than an assessed value to determine the compensation amount.

Stakeholder group appreciated the suggestion to include a clause to review the policy on a regular basis to ensure it is reflective of current market conditions and to ensure home owners receive fair compensation.

Lisa stated that the Urban Matters Financial Testing Report is in draft form and will be made public once it is complete.