

**From:** [Planning](#)  
**To:** [Mayor and Council](#)  
**Cc:** [Trevor Empey](#); [Carie Liefke](#)  
**Subject:** FW: District of Lake Country mobile home redevelopment policy  
**Date:** Friday, October 10, 2025 2:28:04 PM  
**Attachments:** [District of Lake Country, BC Letter \(1\).pdf](#)

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FYI

Starla Weigel  
Planning Services Clerk

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**From:** San Suzanne [REDACTED]  
**Sent:** Friday, October 10, 2025 11:40 AM  
**To:** mayorandcouncil@lakcountry.bc.ca; Planning <planning@lakecountry.bc.ca>; Trevor Empey <tempey@lakecountry.bc.ca>  
**Subject:** District of Lake Country mobile home redevelopment policy

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Good morning ,

This letter is to advise you of the following , and would like a reply back ASAP.

Sincerely

Pine Crest MHP Home owners, pretty road Lake Country.

Suzanne J @ [REDACTED]

October 10th, 2025

TO: District of Lake Country, BC

**RE: MOBILE HOME PARK REDEVELOPMENT POLICY**

Several (a majority) of manufactured homeowners at 12022 Pretty Road, Pinecrest Mobile Home Park owned (operated) by Stewart Smith Belco Holdings Ltd. have concerns regarding the “application to rezone 12036 and 12022 Pretty Road” and if approved a “development plan will be submitted for 12036 Pretty Road” as described in a notice he provided to tenants on October 4, 2024, although the park owner has been advising potential buyers of redevelopment intentions for 12022 Pretty Road as early as April, 2023. To date, no development plan has been submitted for 12022 Pretty Road. In fact, no application has even been made to amend the land use or zoning as stated in a District notice delivered to tenants on October 8, 2025.

We would like to meet with Council or appropriate Planning and Development representative to discuss our concerns.

We are not opposed to an eventual redevelopment plan by the owner of the park. We are concerned about what we believe are “tactics” to drastically reduce market/assessment values at this very early stage of his intention (which could still be 5+ years away), so that upon his requirement of providing 12 months notice to vacate the property for an approved redevelopment, the required market/assessment value to be paid to tenants for their manufactured homes is significantly reduced. An environment has been created since 2023, where it is difficult, if not impossible, to sell manufactured homes in the park as noted below. Distress sales (estate, tenant moved to care home, spouse passes away, etc.) have and are occurring where tenants are forced to accept drastically reduced market values.

Informing prospective buyers/realtors verbally and in writing, including adding a new rule in April, 2023 to the parks’ Manufactured Home Site Tenancy Agreement Addendum” that he intends to redevelop the park in 5 years and that “any loss in tenant investment value is the responsibility of the tenant”. Informing prospective buyers/realtors that the pad rent for a new tenant will be 20% to 25% higher than the current pad rental of the tenant (currently asking \$800 per month and statements have been made he may ask for \$1000 per month).

A mobile home park cannot add a park rule stating tenants will lose their investment during redevelopment. This violates the Manufactured Home Park Tenancy Act and the right to compensation. The MHPTA mandates that landlords provide tenants with 12 months’ notice and significant compensation if they end a tenancy for an approved park redevelopment including the home’s fair market value, if it cannot be relocated.

- A tenant is entitled to a minimum of \$20,000 when their manufactured home park tenancy is ended due to redevelopment if there is another suitable manufactured home site within a reasonable distance of the current manufactured home site.
- If a tenant's manufactured home is unable to be moved to a new site, the tenant can apply for dispute resolution for additional compensation in the amount of the assessed value of the home.
- Disputes under \$65,000 are handled through the RTB, while larger claims are filed in the BC Supreme Court per Manufactured Home Park Tenancy Act Section 52. (ie. full fair market/assessed values)

A mobile home park owner cannot increase pad rental by 20% to 25% for a new tenant as rent increase limit guidelines are set by the Residential Tenancy Branch (RTB).

- Landlords/mobile home park owners can only increase rent if it has been at least 12 months since rent was set at the beginning of a tenancy, or rent was legally increased during an existing tenancy. Rent can only be increased by the yearly limit set by RTB (2024 3.5%, 2025 3%, 2026 2.3%; to note the proportionate increase that is allowed for increased property taxes and sewer and water has been 2024 \$19.45, 2025 \$1.77, 2026 \$6.33).

Approximately 40 municipalities in BC have additional bylaws or policies in place that simply provide clarification of mobile home park owner's responsibilities upon redevelopment and tenants'/manufactured homeowners' rights under the acts and regulations, and even extra protection for tenants, in addition to those requirements such as:

- Compensation payments based on the greater of professionally appraised value, fair market value or assessed value; or minimum \$20,000 if the manufactured home can be moved to a suitable, close proximity mobile home park site.
- Specify a reasonable time frame (ie. 1 to 2 years) that park owners must submit a redevelopment plan for approval after rezoning application.

As stated previously, we would like to meet with the District to discuss our concerns and potential for them to consider a review of the District's Mobile Home Park Redevelopment Policy so correct information can be available for prospective buyers and assurances provided for current tenants/manufactured homeowners (seniors) of their right to fair compensation and treatment.

Respectfully,

Manufactured Home Owners of 12022 Pretty Road, Lake Country, BC