



Land Use Operational Policy Floating Home Community

NAME OF POLICY:	Floating Home Community
APPLICATION:	Applies to floating home communities located on inland and coastal aquatic Crown land. This policy does not apply to aquatic lands under the jurisdiction of a Harbour Board or Harbour Commission.
ISSUANCE:	Assistant Deputy Minister Reconciliation, Lands and Natural Resource Policy
IMPLEMENTATION:	Ministry of Water, Land and Resource Stewardship
REFERENCES:	<i>Land Act</i> (Ch. 245, R.S.B.C., 1996)
RELATIONSHIP TO PREVIOUS POLICY:	This policy replaces the previous Floating Home Communities policy dated June 1, 2011.

Colin Ward, ADM
Reconciliation, Lands and Natural Resource Policy
Ministry of Water, Land and Resource Stewardship

May 9, 2024

Date:

APPROVED AMENDMENTS:		
Effective Date	Briefing Note /Approval	Summary of Changes:
May 9, 2024	BN CLIFF 41581	Administrative edits to reflect the transfer of administration of the <i>Land Act</i> from the Ministry of Forests to the Ministry of Water, Land and Resource Stewardship and other regulatory body changes.

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1. POLICY APPLICATION

This policy applies to a floating home community which includes two or more floating homes that are physically connected to the shoreland and to each other by a common walkway or ramp, and which are serviced by a potable water system, electrical system, and sewage disposal system approved by the responsible authority.

A floating home means a structure built on a floatation system, which is used for permanent residential habitation and is not intended for navigation, nor usable as a navigable craft.

This policy applies to unalienated aquatic Crown land in right of the Province of British Columbia. Aquatic land under the jurisdiction of a Harbour Board or Commission is not subject to the provisions of this policy.

2. PRINCIPLES AND GOALS

For information on Crown land allocation principles see [Crown Land Allocation Principles](#).

3. DEFINITIONS AND ABBREVIATIONS

For a glossary of definitions and abbreviations see [Glossary and Abbreviations](#).

4. ALLOCATION PROCESS

For detailed standard information on allocation processes see [Allocation Procedures - Applications](#).

Additional and special requirements for floating home allocations are:

4.1 Applications

Applications for floating home community use of aquatic Crown land will not be accepted.

The Executive Director, Authorizations (ED), for the Ministry responsible for the *Land Act*, may accept a written proposal from a proponent of a floating home community, provided the proposal contains sufficient documentation of the development concept and has the support of local government.

The ED forwards the proposal to the Assistant Deputy Minister (ADM), Permitting Transformation requesting consideration for approval-in-principle.

If a proposal is approved in principle by the ADM, general terms and conditions under which the development may proceed are identified. The decision is conveyed to the ED for subsequent notification of the proponent and any further action.

If the proposal receives approval-in-principle, the ED places a one-year *Land Act* Reserve or Withdrawal over the subject land pending detailed planning and development.

5. VARIANCE

Variances to this policy must be completed in accordance with the [Policy Variance Procedure](#).