

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 8, 2021

RE: Zoning Bylaw Amendment – Electoral Areas “A”, “C”, “D”, “E”, “F”, “G”, “H” & “I”

Administrative Recommendation:

THAT Bylaw No. 2932, 2021, a bylaw to amend the Secondary Suite and Accessory Dwelling Floor Area in all Regional District of Okanagan-Similkameen Zoning Bylaws, be read a third time.

Purpose:

Amendment Bylaw No. 2932 is proposing to amend the Electoral Area zoning bylaw in order to increase the maximum floor area allowance provided for secondary suites and accessory dwelling units from 90.0 m² to 125.0 m².

Background:

At its meeting of September 3, 2020, the Regional District Board accepted the *Okanagan Falls 2020 Economic Development and Recovery Plan* as a guiding document. This plan included, amongst other things, the following “Action Item” (1.3):

Complete a review of zoning regulations in Okanagan Falls to ensure that single family residential lots have the flexibility to construct a carriage home or a secondary suite suitable for young families (i.e. review of maximum floor area and number of bedrooms).

At its meeting of October 15, 2020, the Planning and Development (P&D) Committee of the Board resolved “that the maximum floor area of a secondary suite and accessory dwelling be set at 125.0 m² in the Draft South Okanagan Electoral Area Zoning Bylaw No. 2800.”

At its meeting of June 3, 2021, the Regional District Board resolved to approve first and second reading of the amendment bylaw and scheduled a public hearing ahead of its meeting of July 8, 2021.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is required prior to adoption as the proposed amendments involve lands within 800 metres of a controlled access highway (i.e. Highways 97 & 3).

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Analysis:

Despite the direction provided by the P&D Committee at its meeting of October 15, 2020, Administration is proposing that the amendments required to increase the maximum floor area of secondary suites and accessory dwellings be considered separate from Draft Zoning Bylaw No. 2800.

This is primarily due to an active compliance issue requiring an amendment to the Electoral Area “D” Zoning Bylaw that would increase the floor area of an accessory dwelling to a size less than the 125.0 m² previously supported by the Board (i.e. from 90.0 m² to 105.0 m²).

Administration has also been fielding on-going queries from the public regarding the timing of the change and is aware of new dwelling designs being prepared in anticipation of the increase to floor area allowances.

Accordingly, Administration is concerned that a spot rezoning grant will grant a privilege to an individual property owner that others are known to be waiting for and that the staff time required to process an ad hoc rezoning request would be better utilized on a broader amendment.

As was presented to the P&D Committee, Administration supports increasing the floor area of secondary suites and accessory dwellings to 125.0 m² in order to allow for the development of secondary suites that are more accommodating of families.

The basis of this increase is to allow for a third bedroom to comfortably be added to a suite (e.g. a master bedroom and bath requires approximately 20.0 m²) and to provide additional space to be used on increasing the size of other living areas in a suite.

Alternatives:

1. THAT third reading of Regional District of Okanagan-Similkameen Secondary Suite and Accessory Dwelling Floor Area Zoning Amendment Bylaw No. 2932, 2021, be deferred; or
2. THAT first and second reading of Regional District of Okanagan-Similkameen Secondary Suite and Accessory Dwelling Floor Area Zoning Amendment Bylaw No. 2932, 2021, be rescinded and the bylaw abandoned.

Respectfully submitted:



C. Garrish, Planning Manager