



“Optimize the Development Approval Process” (Secondary Suite Review)

Electoral Area Services Committee
Thursday February 5, 2026

Secondary Suite Review

Background:

- 2025 Strategic Plan:
Optimize Development Approval Process to ensure that the approval function provides the land use policies for responsible and sustainable development to occur required by small communities.
- Review Residential Zone regulations (August 2025)

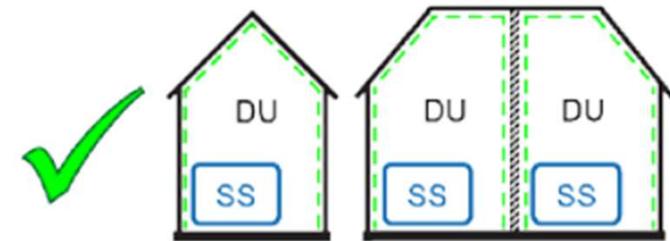


Secondary Suite Review

Background:

- Zoning regulations that apply to secondary suites generally reflect BC Building Code requirements that have since been repealed (2019):
 - only permitted in “single detached dwellings”; and
 - limited to a maximum floor area (e.g. previously 90 m², now 125 m² since 2021).

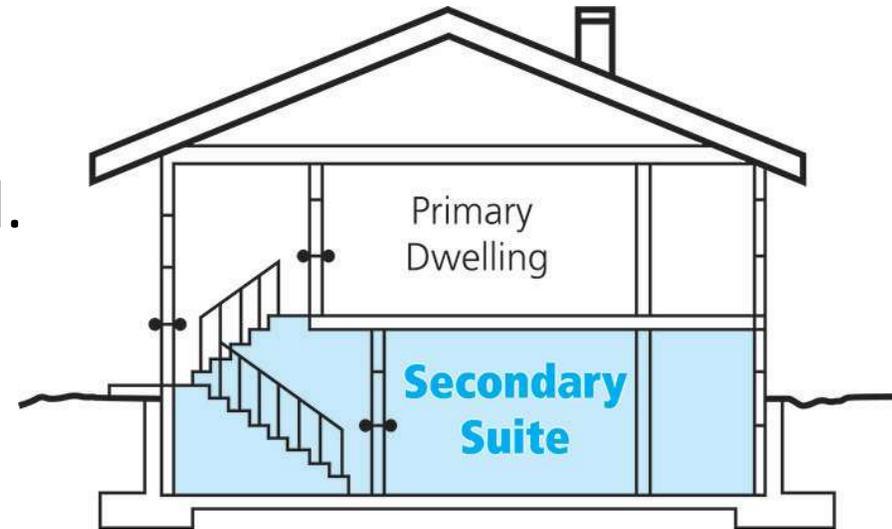
DU: DWELLING UNIT
SS: SECONDARY SUITE
□: SINGLE REAL ESTATE ENTITY
▨: FIRE SEPARATION



Secondary Suite Review

Floor Area Restriction:

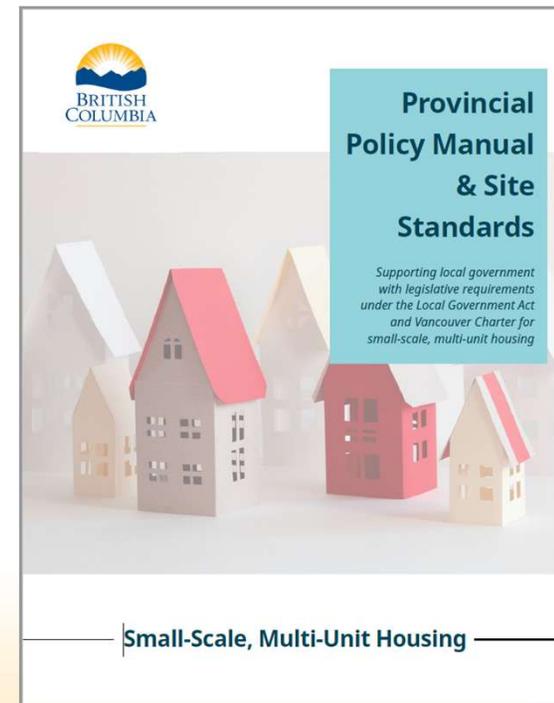
- In 2019, the floor area restriction of 90 m² or 40% of the habitable space of the building was removed.
- In 2021, the zoning bylaws were amended to allow suites a floor area of 125 m².
- In 2023, the Board considered amending this further (e.g. remove floor area restrictions).



Secondary Suite Review

Floor Area Restriction:

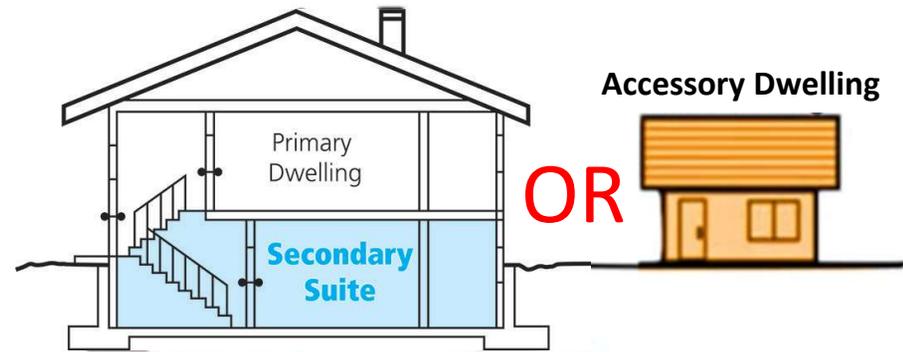
- Secondary Suite floor area restriction of 125 m² was to be removed as part of SSMUH implementation (2024).
- SSMUH Amendment Bylaw adopted by the Board in 2025 did not address this.
- Removal of floor area restriction is seen to provide the flexibility the province is encouraging in Residential zones.



Secondary Suite Review

Density Restriction:

- On parcels greater than 1.0 ha in area, density is generally restricted to one (1) “secondary suite” or one (1) “accessory dwelling”.
- This is applied to the SH3, SH4, LH1, LH2, AG1, AG2, AG3 and RA zones.
- Regulation may be creating a dis-incentive to the development of suites.



Secondary Suite Review

Density Restriction:

- Density restriction limiting parcels greater than 1.0 ha to a suite or ADU was to be removed as part of SSMUH implementation (2024).
- SSMUH Amendment Bylaw adopted by the Board in 2025 did not address this.
- Removal of density restriction is seen to provide the flexibility the province is encouraging in (Rural-)Residential zones.



Secondary Suite Review

Dwelling Types:

- In 2019, restriction limiting secondary suites to single detached dwellings removed from Building Code.
- The zoning bylaws continue to limit the development of secondary suites to single detached dwellings.
- Allowing suites in more dwelling types was to be made as part of SSMUH implementation (2024).

Existing Regulations for Duplexes (no suites)



Proposed Regulations for Duplexes (suites)



Secondary Suite Review

Dwelling Types:

- SSMUH Amendment Bylaw adopted by the Board in 2025 did not address this.
- Allowing suites in duplexes is seen to provide the flexibility the province is encouraging in Residential zones.
- Zoning that allows for duplexes is generally found at Apex, OK Falls and Naramata.

Existing Regulations for Duplexes (no suites)



Proposed Regulations for Duplexes (suites)





Secondary Suite Review

Administrative Recommendation

THAT the Okanagan Valley Zoning Amendment Bylaw No. 2800.59 be initiated.

Alternative:

Status quo.



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Questions?