

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: J. Zaffino, Chief Administrative Officer
DATE: May 21, 2026
RE: "Optimize the Development Approval Process" - Secondary Suite Review (X2025.012-ZONE)

Administrative Recommendation:

THAT the Okanagan Valley Zoning Amendment Bylaw No. 2800.59, 2026, be adopted.

Alternatives:

1. THAT first, second and third readings of the Okanagan Valley Zoning Amendment Bylaw No. 2800.59, 2026, be rescinded and the bylaws abandoned.
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Purpose:

The purpose of Amendment Bylaw No. 2800.59, 2026 is to amend regulations in the Okanagan Valley Zoning Bylaw No. 2800, 2022 relating to secondary suites.

Specifically, the proposed amendments seek to remove floor area restrictions that apply to secondary suites, permit the siting of secondary suites within duplex dwelling units, and expand density allowances for parcels 1.0 ha or greater in area.

Strategic Priorities: Operational

Background & Analysis:

On April 15, 2026, a Public Information Meeting (PIM) was held electronically via video conference system (i.e., Webex), and was not attended by any members of the public.

Approval from the Ministry of Transportation and Transit (MoTT), due to the amendment applying to land within 800 metres of a controlled area, was obtained on May 11, 2026.

Will a PowerPoint presentation be presented at the meeting? No

Respectfully submitted:

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Shannon Duong
Planner II

Endorsed By:

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C. Garrish
Senior Manager of Planning

Endorsed By:

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A. Fillion
Managing Director, Dev. & Infrastructure