



March 17, 2022

Mr. Mark Pendegraff, Chair  
Regional District of Okanagan-Similkameen Board of Directors  
101 Martin Street  
Penticton BC V2A 5J9

Re: Zoning Bylaw Definitions

The Canadian Home Builders Association South Okanagan works to support our members and address the important issue of housing supply and affordability in our region. We work with industry stakeholders and endeavor to foster positive relations with our municipal partners while addressing housing demand and inventory.

The Builders' Advocacy Committee values our strong relations with Development Services at the RDOS and strives to continue our solid relationship in the future.

We would like to take this opportunity to share feedback on the definitions as set out in the RDOS Electoral Area Zoning Bylaws: Area "A" #2451, Area "C" #2453, Area "D" #2455, Area "E" #2459, Area "F" #2461, Area "I" #2457.

The current definitions of "cooking facilities", "dwelling unit" and "wet bar" have presented challenges for custom home building in the regional district. Specifically, the rule defined in "wet bar", limiting counter space to 1.5 meters and "dwelling unit" limiting houses to one set of cooking facilities.

We understand and respect that these definitions are intended to prevent homeowners from creating illegal secondary suites or residential occupancies in accessory buildings. However, these definitions inadvertently block our members from creating wet bars and entertainment areas requested by custom home clients who have no desire for a suite in their residence. Currently, the only way for homebuilders to remedy this is to request one or more variances, a process that is costly and time consuming for our members and RDOS staff alike.

We request that these definitions be re-evaluated, and, in the interim, that exemptions be permitted, provided that the homeowner and/or homebuilder can satisfy RDOS staff that the home in no way allows for an additional dwelling unit.

The South Okanagan Builders' Advocacy Committee would be happy to participate in further discussion or consultation if the RDOS wishes to do so to foster a collaborative relationship.

On behalf of the South Okanagan Builders' Advocacy Committee,

Wally James  
Chair  
Builders Advocacy Committee  
Home Builders' Association  
South Okanagan