

# Building Bylaw Amendments

Regular Board Meeting  
September 26, 2024

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1450 K.L.O. Road  
Kelowna, BC, V1W 3Z4  
rdco.com



# Purpose

To consider Building Bylaw amendments which will define the works necessary to convert an existing dwelling into a non-residential accessory building or accessory home, so that a new principal dwelling can be built on the same property.

# Other Authority Regulations



- Specific requirements for decommissioning a dwelling.
- Delayed demolition requirements (with security bonding) that allow occupancy of a dwelling while a replacement home is under construction.
- FireSmart covenant requirements for building conversions.

# Proposed Building Bylaw Amendments

Ref.	Overview	Purpose
10.55	No accessory building shall be used for residential occupancy	Clearer alignment with RDCO's land use bylaws and BC Building Code regulations
10.56	Prohibits certain features and fixtures in accessory buildings	Clearer differentiation between the structural features of residential versus non-residential use buildings
10.57	New permit category for decommissioning a dwelling	References 10.56 to ensures certain features and fixtures are removed when a building's use is converted
10.58	Temporary residency in an existing dwelling while a new home is under construction	Enables temporary occupancy, with security, to ensure density and land use requirements are maintained
10.59	FireSmart and wildfire covenant standards for converted buildings	To enhance design and maintenance standards for community safety
11.5	Temporary occupancy of a recreational vehicle during the construction of a new dwelling	To improve clarity on the scope of these temporary permits, and the associated timing.

# Proposed Fee Bylaw Amendments

Ref.	Overview	Purpose
2.b.	Decommissioning Application Fee	Required to convert a building to a non-residential accessory building
22.a.	Security Deposit	Temporary occupancy of a dwelling during the construction of a new principal dwelling

# Referral Comments

- ALC**
- agrees with the intent of the bylaw
  - asked that the RDCO references requirements for *Non-adhering Residential Use* approval
- MoA**
- supports the bylaw amendments
  - recommended edits to initial drafts to allow features such as showers necessary for worker safety and biosecurity in buildings that are accessory to a commercial farm operation.

# Advisory Committee Comments

- The Planning Advisory Committee supports the proposed amendments

# Summary

- Amendments will help ensure;
  - Property development aligns with the intended use in each zone
  - Building code requirements are met
  - Only legally built structures are occupied
  - Illegal occupancy does not compromise human health and safety
  - Better parity with member municipalities
  - The RDCO recovers appropriate inspection fees for decommissioning dwellings



# Recommendation

- THAT the Regional Board gives first, second and third reading to Bylaw No.1553, Amendment No.2 to Building Bylaw No. 1482, 2023;
- AND THAT the Regional Board adopts Bylaw No.1553, Amendment No.2 to Building Bylaw No. 1482, 2023;
- AND THAT the Regional Board gives first, second and third reading to Bylaw No. 1554, Amendment No.3 to Development Application Fees and Charges Bylaw No.1483, 2023;
- AND FURTHER THAT the Regional Board adopts Bylaw No. 1554, Amendment No.3 to Development Application Fees and Charges Bylaw No.1483, 2023.