



# Regional Board Report

**TO:** Regional Board

**FROM:** Todd Cashin  
Director of Community Services

**DATE:** February 24, 2020

**SUBJECT:** Zoning Amendment Bylaw No. 871-257 (Z17/05) – Adoption  
(Text Amendments to Zoning Bylaw No. 871, 2000)

**Voting Entitlement:** *Custom Vote - All Directors – Simple Majority, 1 Director, 1 Vote*

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**Purpose:** To amend secondary suite regulations in Zoning Bylaw No. 871.

## **Executive Summary:**

In 2017, staff began a policy review of secondary suite regulations in the Central Okanagan Electoral Areas. During the review process, it was identified that increasing density by permitting secondary suites in all residential zones may cause drainage and slope stability challenges, particularly in areas without access to community sewer and without proper drainage plans.

Following extensive analysis and review, Planning Services staff is recommending the current process of requiring a rezoning application remain in place which will have the Regional Board making informed decisions on a site-specific, case by case basis. Furthermore, several recommended changes to Zoning Bylaw No. 871 will reflect recent updates to the B.C. Building Code with respect to design and construction requirements for secondary suites. The proposal is in keeping with the Regional Growth Strategy and Official Community Plans.

Zoning Amendment Bylaw No. 871-257 received first reading on November 25, 2019. A public hearing was held on January 27, 2020, and second and third readings were granted the same evening. MOTI approved Zoning Amendment Bylaw No. 871-257 on February 5, 2020 and as such, it is now in order to bring Bylaw No. 871-257 back to the Board for final consideration and adoption.

## **RECOMMENDATION:**

**THAT** Zoning Amendment Bylaw No. 871-257 be adopted.

Respectfully Submitted:

A handwritten signature in black ink, appearing to read "Todd Cashin".

Todd Cashin  
Director of Community Services

*Prepared by: Brittany Lange, Environmental Planner*

Approved for Board's Consideration

A handwritten signature in black ink, appearing to read "Brian Reardon".

Brian Reardon, CAO

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**Implications of Recommendation:**

Strategic Plan:	Approval of the amendment bylaw meets several of the priorities outlined in the Regional Board Strategic Priorities 2019-2022.
Policy:	Approval of the amendment bylaw is in compliance with several of the goals and policies of the Regional Growth Strategy Bylaw No. 1336 and Regional District Official Community Plans (OCPs).
Legal/Statutory Authority:	Approval of the amendment bylaw is in compliance with the <i>Local Government Act</i> , Section 479 and the <i>Transportation Act</i> , Section 52.

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**Background:**

Zoning Amendment Bylaw No. 871-257 received first reading on November 25, 2019. A public hearing was held on January 27, 2020, and second and third readings were granted the same evening.

Pursuant to Section 52(3)a of the *Transportation Act*, the amendment bylaw must be approved by the Ministry of Transportation and Infrastructure (MOTI) prior to final consideration and adoption. As such, the Regional Board directed that final consideration be withheld pending MOTI approval of the amendment bylaw.

MOTI approved Zoning Amendment Bylaw No. 871-257 on February 5, 2020.

**Conclusion:**

All the requirements identified by the Regional Board for final consideration of the bylaw amendment has been satisfied; therefore, Planning staff recommends that Zoning Amendment Bylaw No. 871-257 be adopted.

**Considerations not applicable to this report:**

- *Financial Considerations*
- *Organizational Issues*
- *External Implications*
- *Alternative Recommendation*

## Attachment(s):

- Zoning Amendment Bylaw No. 871-257