Small-Scale Multi-Unit Housing (SSMUH) Faulder Compliance

Electoral Area Services Committee

November 19, 2026

SSMUH Compliance - Faulder

***Housing Statutes (Residential Development) Amendment Act, 2023* – Bill 44**

- Adopted on November 30, 2023.
- Local governments required to approve a zoning bylaw(s) in compliance with new Small-Scale Multi-Unit Housing (SSMUH) requirements by June 30, 2024.
- Minimum of two (2) dwellings per parcel.



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Compliance Extension

- Minister of Housing could grant extensions for the following reasons:
  - on-going infrastructure upgrades;
  - compliance may increase a risk to health, public safety or the environment;
  - there exist extraordinary circumstances.



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Faulder Water System

- Known water capacity and quality issues.
- Community relies on groundwater from the Meadow Valley Aquifer, with a new well having been drilled in 2015.
- Well capacity concerns, and irregular aquifer recharge rates.
- Faulder Zone Review was completed in 2023 to protect the water system.



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Faulder Zone Review

- The SH6 Zone limits density to one (1) principal dwelling per parcel within the water system service area.
- Secondary suites and accessory dwellings are not permitted on any parcels within the water service area.



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Compliance Extension

- The Minister of Housing granted the Regional District an extension to **December 31, 2030**, for lands within the Faulder Water System in order to allow for the completion of a water metering program.
- The Faulder “Universal Metering Pilot Program” was generally completed by August of 2026.



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Bald Range Wildfire

- August 7, 2026; a wildfire sparked approximately 15 kilometres west of the District of Summerland and near the unincorporated community of Faulder.
- Approximately 110 structures would be either damaged or destroyed as a result of the fire.



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Bald Range Wildfire

- As of September 25, 2026, the size of the fire was mapped at approximately 25,000 ha and significantly impacted the communities of Summerland, Faulder and Meadow Valley.



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Bald Range Wildfire

- As of July 2026, 81 parcels within the water system had dwellings connected.
- After the wildfire, approx. 8 dwellings remain connected to the water system.
- Current zoning (SSMUH Extension) does not permit reconstruction of accessory dwellings or secondary suites lost in the wildfire.



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Board Consideration

- The Board has already provided the following direction in relation to parcels affected by the Bald Range Wildfire:
  - Deferral of RV Enforcement
  - Updates to the ESDP Area Mapping
  - Updates to WDP Area Exemptions
  - Accessory Structure allowances



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Issues:

- Re-construction is likely to extend beyond the December 30, 2030, deadline for bringing zoning into SSMUH Compliance.
- The “Universal Metering Pilot Program” has generally been completed (NOTE: some meters were damaged and need replacing).
- Current zoning restrictions will impact rebuilding decisions by property owners.



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Issues:

- Retaining the existing zoning would allow for damaged water meters to be replaced.
- It would also would ensure that reconstruction does not exceed the capacity of the water system prior to December 30, 2030.
- It would also allow for the introduction of a water rate based on usage tied to the meters.



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Administrative Recommendation

THAT the Electoral Area “F” Official Community Plan (OCP) Amendment Bylaw No. 2790.07 and the Okanagan Valley Zoning Amendment Bylaw No. 2800.44 be initiated.

Alternative:

Status quo.



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Questions?