



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: February 4, 2021

RE: Zoning Bylaw Amendment – Electoral Areas “A”, “C”, “D”, “E”, “F” & “I”
Regulation of Metal Storage Containers

Administrative Recommendation:

THAT Bylaw No. 2895, 2020, Regional District of Okanagan-Similkameen Metal Storage Container Regulations Zoning Amendment Bylaw be read a third time.

Proposed Development:

The purpose of Amendment Bylaw No. 2895 is to introduce zoning regulations governing the use and placement of metal storage containers within the Okanagan Electoral Area zoning bylaws.

Background:

At its meeting of February 20, 2020, the P&D Committee considered a Draft of the 2020 Corporate Action Plan. This Plan included, as an action, a “review the Area I Zoning Bylaw to establish controls for tiny homes, shipping containers and B&B at Apex Mountain Resort” to be completed by Q4 2020.

At its meeting March 5, 2020, the P&D Committee of the Board resolved that the Regional District of Okanagan-Similkameen Storage Container Regulations Zoning Amendment Bylaw No. 2895, be initiated.

As part of the initiation of Amendment Bylaw No. 2895, the following consultation was undertaken:

- referral to individual members of the Electoral Area Advisory Planning Commissions;
- notification of external agencies (April 15, 2020);
- documentation added to Regional District web-page (March 10, 2020);
- notification posted to the Regional District’s Facebook page (April 16, 2020); and
- notification on CivicReady to approximately 450 persons (June 9, 2020).

In response to this notification, approximately 50 representations were received from the public and approximately 20 representations were received from APC members.

At its meeting of October 1, 2020, the P&D Committee of the Board considered public feedback received in relation to Amendment Bylaw No. 2895 and resolved to make a number of amendments to the bylaw prior to consideration of 1st reading.

At its meeting of October 15, 2020, the Regional District Board resolved to approve first and second reading of the amendment bylaw and delegated the holding of a public hearing to Chair Kozakevich, or their delegate.

On November 19, 2020, an electronic public hearing was convened using the Webex software platform: <https://rdos.webex.com> and was attended by 10 members of the public.

Due to incorrect meeting details for the public hearing being released on CivicReady, a second public hearing was scheduled for December 15, 2020, using the Webex software platform: <https://rdos.webex.com> and was attended by 7 members of the public and 5 Directors.

At its meeting of January 7, 2021, the Board resolved to defer consideration of third reading of Amendment Bylaw No. 2895, 2020, “pending a discussion at a forthcoming meeting of the Planning and Development Committee of the ‘Siting Permit’ requirements for metal storage containers found in Building Bylaw No. 2805.”

At its meeting of January 21, 2021, the P&D Committee of the Board resolved to not initiate an amendment to Building Bylaw No. 2805 in relation to “Siting Permits”.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is required prior to adoption as the proposed amendments involve lands within 800 metres of a controlled access highway (i.e. Highway 97 & 3).

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Analysis:

Amendment Bylaw No. 2895 contains regulations to govern the placement of shipping containers within the Okanagan Electoral Areas in accordance with the direction previously provided by the Board at committee.

Alternatives:

1. THAT third reading of Bylaw No. 2895, 2020, Regional District of Okanagan-Similkameen Metal Storage Container Regulations Zoning Amendment Bylaw be deferred; or
2. THAT first and second readings of Bylaw No. 2895, 2020, Regional District of Okanagan-Similkameen Metal Storage Container Regulations Zoning Amendment Bylaw, be rescinded and the bylaw abandoned.

Respectfully submitted:



C. Garrish, Planning Manager