

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: June 16, 2022

RE: Zoning Bylaw & Building Bylaw Amendments - Regulation of Metal Storage Containers & Siting Permits (X2020.006-ZONE)

Administrative Recommendation:

THAT Bylaw No. 2895, 2020, a bylaw to amend the Metal Storage Container Regulations Zoning Bylaw to introduce zoning regulations governing the use and placement of metal storage containers within the Okanagan Valley Zoning Bylaw be read a third time; and

THAT Bylaw No. 2805.01, 2021, a bylaw to amend the Building Bylaw to delete the requirement for a "Siting Permit" for the placement of a metal storage containers, be read a third time.

Background:

May 5, 2022 - the Regional District repealed and re-read second reading of Amendment Bylaw No. 2895 in order to give effect to previous direction provided at Planning and Development (P&D) Committee, specifically that the bylaw:

- not include minimum parcel size and colour consistency requirements; and
- include restrictions on the placement of containers between principal buildings and front and exterior side parcel lines.

These changes are the result of extensive public consultation which was conducted for this project and undertaken between March of 2020 and May of 2022 and would apply to the Okanagan Valley Zoning Bylaw No. 2800, 2022.

May 5, 2022 - the holding of a public hearing was delegated to Chair Pendergraft.

May 30, 2022 – The public hearing was attended by five (5) members of the public.

Previously, at its meeting of July 8, 2021, the Board approved first and second reading of Amendment Bylaw No. 2805.01, 2021, to the Regional District's Building Bylaw in order to delete the requirement for a "Siting Permit" when placing a metal storage container on a property. This amendment will affect Electoral Areas "A", "C", "D", "E", "F", "H" & "I".

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).

Analysis:

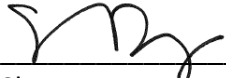
Amendment Bylaw No. 2895 contains regulations to govern the placement of shipping containers within the Okanagan Electoral Areas in accordance with the direction previously provided by the Board at committee.

Amendment Bylaw No. 2805.01 proposes to delete the requirement under the Building Bylaw that a "Siting Permit" be required prior to placing a metal storage container on a property.

Alternative:

1. 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 bylaws abandoned.

Respectfully submitted:



Shannon Duong, Planner II

Endorsed By:



C. Garrish, Planning Manager