

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: August 3, 2023

RE: Zoning Bylaw Amendment - Mobiles on 1.0 Hectare (X2023.007-ZONE)

Administrative Recommendation:

THAT Bylaw No. 2800.29, 2023, a bylaw to amend the Okanagan Valley Zoning Bylaw to allow for mobile homes as a type of accessory dwelling unit on parcels greater than 1.0 ha in area, be read a first and second time and proceed to public hearing; and

THAT the holding of a public hearing be scheduled prior to the Board meeting of August 17, 2023; and

THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.

Purpose:

Amendment Bylaw No. 2800.29 is seeking.

Background:

At its meeting of April 1, 2021, the Board received the *Regional District of Okanagan-Similkameen 2021 Housing Needs Assessment* report. The report provided a comprehensive overview of the current housing situation across the region, and estimated how this could evolve over the next five years.

While the report was not intended to provide solutions or strategic recommendations, it did indicate that affordable housing, rental housing, special needs housing, housing for seniors, housing for families, shelters and farm labour accommodation was not being provided at a level to meet current as well as anticipated future needs.

At its meeting of March 2, 2023, the Planning and Development (P&D) Committee considered options related to Alternative Housing Strategies, one of which included reviewing the current zoning regulation that limits “mobile homes” (i.e. Canadian Standards Association Z240 model manufactured homes) to parcels greater than 4.0 ha in area.

At its meeting of June 15, 2023, the P&D Committee initiated an amendment to the Okanagan Valley Zoning Bylaw No. 280, 2022 to allow for “mobile homes” as a permitted type of accessory dwelling on parcels greater than 1.0 ha in area.

Referrals:

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).

Public Process:

On July 12, 2023, a Public Information Meeting (PIM) was held electronically via webex and was attended by approximately four (4) members of the public.

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

Analysis:

The proposed bylaw amendment will allow accessory dwellings to be provided in the form of a “mobile home” on parcels greater than 1.0 ha, where an accessory dwelling use is permitted by the zoning bylaw.

Such an amendment would increase the range of parcel sizes and zones in which a “mobile home” could be sited and would remove a regulatory and financial impediment on property owners.

On all parcels less than 4.0 ha in area, the principal dwelling unit will continue to be required to be in the form of a “single detached dwelling” (e.g. ‘stick built’ on site or an A277 “modular home”). The only exception to this are parcels zoned for manufactured homes parks (e.g. RSM1 Zone).

The amendment would not change any other regulations that apply to accessory dwelling uses, such as maximum floor area, height or servicing requirements.

While such an amendment is unlikely to unilaterally address housing issues in the electoral areas, it will provide a more cost-effective solution for new homes to be erected in rural-residential areas and for this reason administration supports the proposed amendment.

Concerns have previously been raised about the placement of “mobile homes” in residential neighbourhoods, and that these concerns principally relate to potential aesthetic impacts. For this reason, the use of “mobile homes” as accessory dwellings is proposed to be limited to parcels greater than 1.0 ha, which is the minimum parcel size for an accessory dwelling use on parcels serviced by a septic system, and generally corresponds with parcels that are zoned for rural-residential uses.

Alternatives:

1. THAT first reading of the Okanagan Valley Zoning Amendment Bylaw No. 2800.29, 2023, be denied.

Respectfully submitted:

Ben Kent

Ben Kent, Planner I

Endorsed By:



C. Garrish, Senior Manager of Planning