

# REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

## Planning and Development Committee



Thursday, February 22, 2024.

RDOS Boardroom

101 Martin Street, Penticton, BC V2A 5J9

MEMBERS PRESENT: Chair R. Knodel, Electoral Area "C"  
Vice-Chair J. Wiebe, Village of Keremeos  
Director Bloomfield, City of Penticton  
Director G. Bush, Electoral Area "B"  
Director S. Coyne, Town of Princeton  
Director A. Fedrigo, Electoral Area "E"  
Director R. Gettens, Electoral Area "F"  
Director R. Graham, City of Penticton  
Director M. Johansen, Town of Oliver  
Alt. Director E. Trainer, District of Summerland  
Director H. Konanz, City of Penticton  
Director S. McKortoff, Town of Osoyoos  
Director J. Miller, City of Penticton  
Director S. Monteith, Electoral Area "I"  
Director M. Pendergraft, Electoral Area "A"  
Director T. Roberts, Electoral Area "G"  
Director M. Taylor, Electoral Area "D"  
Director M. Van Alphen, District of Summerland  
Director C. Watt, City of Penticton  
Alt. Director C. Stringfellow, Electoral Area "H"

MEMBERS ABSENT: Director B. Coyne, Electoral Area "H" Director D. Holmes, District of Summerland

STAFF PRESENT: J. Zaffino, CAO G. Cramm, Deputy Corporate Officer

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The meeting was called to order at 9:12 am.

### A. APPROVAL OF AGENDA

#### MOVED and SECONDED

THAT the Agenda for the Planning and Development Committee Meeting of February 22, 2024 be adopted.-**CARRIED**

### B. Land Use Bylaw Amendments — DP Area Designations (X2024.001-ZONE)

#### MOVED and SECONDED

THAT the Multiple Family Development Permit Area designation and Protection of Farming Development Permit Area designation as well as related policies be repealed from the applicable electoral area official community plan (OCP) bylaws; and

THAT the Okanagan Falls Town Centre Development Permit Area and Naramata Village Centre Development Permit Area guidelines be revised in accordance with the *Provincial Policy Manual & Site Standards* (Small-Scale, Multi-Unit Housing) and be brought forward for consideration at a forthcoming meeting of the Planning and Development (P&D) Committee.-**CARRIED**

**C. Land Use Bylaw Amendment - Small-Scale, Multi-Unit Housing (X2024.001-ZONE)**

**MOVED and SECONDED**

THAT the following be applied to the drafting of new zoning regulations required to ensure compliance with the *Housing Statutes (Residential Development) Amendment Act, 2023*:

- the setbacks for principal structures in the proposed RS1 Zone be 6.0 metres (front & rear), 1.2 metres (interior side) and 3.0 metres (exterior side);
- the setbacks for accessory structures in the proposed RS1 Zone be 6.0 metres (front), 1.5 metres (rear), 1.2 metres (interior side) and 3.0 metres (exterior side);
- the maximum building height for a “single detached dwelling” be increased from 10.0 metres to 11.0 metres in the RS and SH zones;
- a maximum building height of 8.0 metres for accessory dwellings be introduced;
- the maximum building height in the RM1 Zone be increased from 12.0 metres to 15.0 metres;
- the maximum floor area limit of 125 m<sup>2</sup> for secondary suites be deleted;
- the minimum building width requirement for principal dwelling units of 5.0 metres be deleted;
- the density restriction prohibiting a “secondary suite” if an “accessory dwelling” has already been developed on a parcel zoned SH3, SH4, LH1, LH2, AG1, AG2, AG3 or RA be deleted; and

THAT the Electoral Area “G” & “H” zoning bylaws be repealed and replaced by a combined Similkameen Valley Zoning Bylaw-**CARRIED**

AMENDMENT**MOVED and SECONDED**

THAT the motion be amended to add "That the Regional District prepare an application to request an Extension to the SSMUH Compliance Deadline for Okanagan Falls and Heritage Hills". – **CARRIED**

AMENDMENT**MOVED and SECONDED**

THAT the motion be amended to remove "THAT the Electoral Area "G" & "H" zoning bylaws be repealed and replaced by a combined Similkameen Valley Zoning Bylaw" – **CARRIED**

Question on the Main Motion: As Amended**MOVED and SECONDED**

THAT the following be applied to the drafting of new zoning regulations required to ensure compliance with the Housing Statutes (Residential Development) Amendment Act, 2023:

- the setbacks for principal structures in the proposed RS1 Zone be 6.0 metres (front & rear), 1.2 metres (interior side) and 3.0 metres (exterior side);
- the setbacks for accessory structures in the proposed RS1 Zone be 6.0 metres (front), 1.5 metres (rear), 1.2 metres (interior side) and 3.0 metres (exterior side);
- the maximum building height for a "single detached dwelling" be increased from 10.0 metres to 11.0 metres in the RS and SH zones;
- a maximum building height of 8.0 metres for accessory dwellings be introduced;
- the maximum building height in the RM1 Zone be increased from 12.0 metres to 15.0 metres;
- the maximum floor area limit of 125 m<sup>2</sup> for secondary suites be deleted;
- the minimum building width requirement for principal dwelling units of 5.0 metres be deleted;
- the density restriction prohibiting a "secondary suite" if an "accessory dwelling" has already been developed on a parcel zoned SH3, SH4, LH1, LH2, AG1, AG2, AG3 or RA be deleted; and

THAT the Regional District prepare an application to request an Extension to the SSMUH Compliance Deadline for Okanagan Falls and Heritage Hills.-**CARRIED**  
**Opposed: Director Monteith**

**D. Short-Term Rental Accommodations Act -"Principal Residence Requirement"**

*This matter is being brought forward from the January 18, 2024, Committee Meeting.*

MOVED and SECONDED

THAT the Regional District of Okanagan-Similkameen not submit a request to the Minister of Housing to "opt-in" to the "Principal Residence Requirement" under the *Short-Term Rental Accommodations Act* for 2024-25.

By consensus, this matter was postponed to the next Planning and Development Committee meeting.

**E. ADJOURNMENT**

MOVED AND SECONDED

THAT the meeting adjourn at 10:18.-**CARRIED**

**APPROVED:**  
*"Original Signed By"*

**CERTIFIED CORRECT:**  
*"Original Signed By"*

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R. Knodel, Chair

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C. Malden Corporate Officer