

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: January 19, 2023
RE: Zoning Bylaw Amendment – Electoral Area “C” (C2022.016-ZONE)

Administrative Recommendation:

THAT Bylaw No. 2800.21, 2022, a bylaw to amend the Okanagan Valley Zoning Bylaw to allow a mobile home as an accessory dwelling on a parcel less than 4.0 ha. at 7762 Island Road, be read a third time.

Folio: C-05310.010

Legal: Lot 1, District Lot 2450S, SDYD, Plan 12996

OCP: Agriculture (AG)

Zone: Agriculture One (AG1)

Proposed Development:

To allow for the retention of a mobile home as an accessory dwelling on the parcel, which is less than 4.0 ha in size, the zoning of the property must be changed from Agriculture One (AG1) to Agriculture One Site Specific (AG1s), with the site specific regulation to allow for an accessory dwelling in the form of a mobile home on the property.

Site Context:

The property is 1.04 ha in area and is situated on the west side of Island Road and contains a single detached dwelling, a shop, and the subject mobile home. The surrounding pattern of development is generally characterised by a mix of similarly sized parcels consisting of residential and agricultural development.

Background:

December 7, 2022 - a Public Information Meeting (PIM) was held electronically and was attended by two (2) members of the public.

January 5, 2023 - first and second reading of the amendment bylaws were approved and a public hearing scheduled ahead of the meeting of January 19, 2023.

All comments received to date in relation to this application are included with this report.

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). On November 3, 2022, MoTI granted preliminary approval for the rezoning for one year.

Analysis:

The 2021 Housing Needs Assessment identified a shortage of suitable and affordable housing options for families and of rental availability for all types and sizes of homes in the region, and that the need for more affordable housing, although remaining stable, outweighs the availability of housing options.

The South Okanagan Regional Growth Strategy Bylaw No. 2770, 2017 speaks to supporting “a range of accessible and affordable housing” (Policy 4B-3).

At the time of the Modular and Mobile Home Review in 2016, aesthetic concerns were identified with allowing mobile homes in Low Density Residential (RS) zones, though these concerns and adverse impacts on neighbouring uses were noted as less pressing in rural areas, including the Agriculture (AG) zones which are generally 4.0 ha or greater in area.

In light of the identified need for additional affordable and suitable housing options in the Regional District, the 4.0 ha minimum parcel size to place a mobile home is seen to be overly restrictive. In this case, the proposal is seen to provide a modestly sized additional housing option and the use of a mobile home as opposed to a permanent accessory dwelling is not seen to result in privacy issues or otherwise impact neighbouring uses.

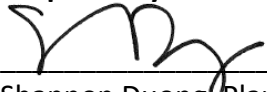
The mobile home will be placed on a non-permanent foundation (i.e., concrete blocks) which would be preferable to the alternative options of constructing a secondary suite or a permanent accessory dwelling, which would permanently remove land from future agricultural use.

Summary:

The size and siting of the subject mobile home is not seen to negatively impact the privacy or use of neighbouring parcels and its placement on a non-permanent foundation makes it a preferable alternative to the construction of a permanent accessory dwelling or secondary suite on agriculturally viable lands.

Alternatives:

1. THAT first and second readings of the Okanagan Valley Zoning Amendment Bylaw No. 2800.21, 2022, be rescinded and the bylaws abandoned.

Respectfully submitted:

Shannon Duong, Planner II

Endorsed By:

C. Garrish, Planning Manager

Attachments: No. 1 – Aerial Photo

No. 2 – Applicant’s Site Plan

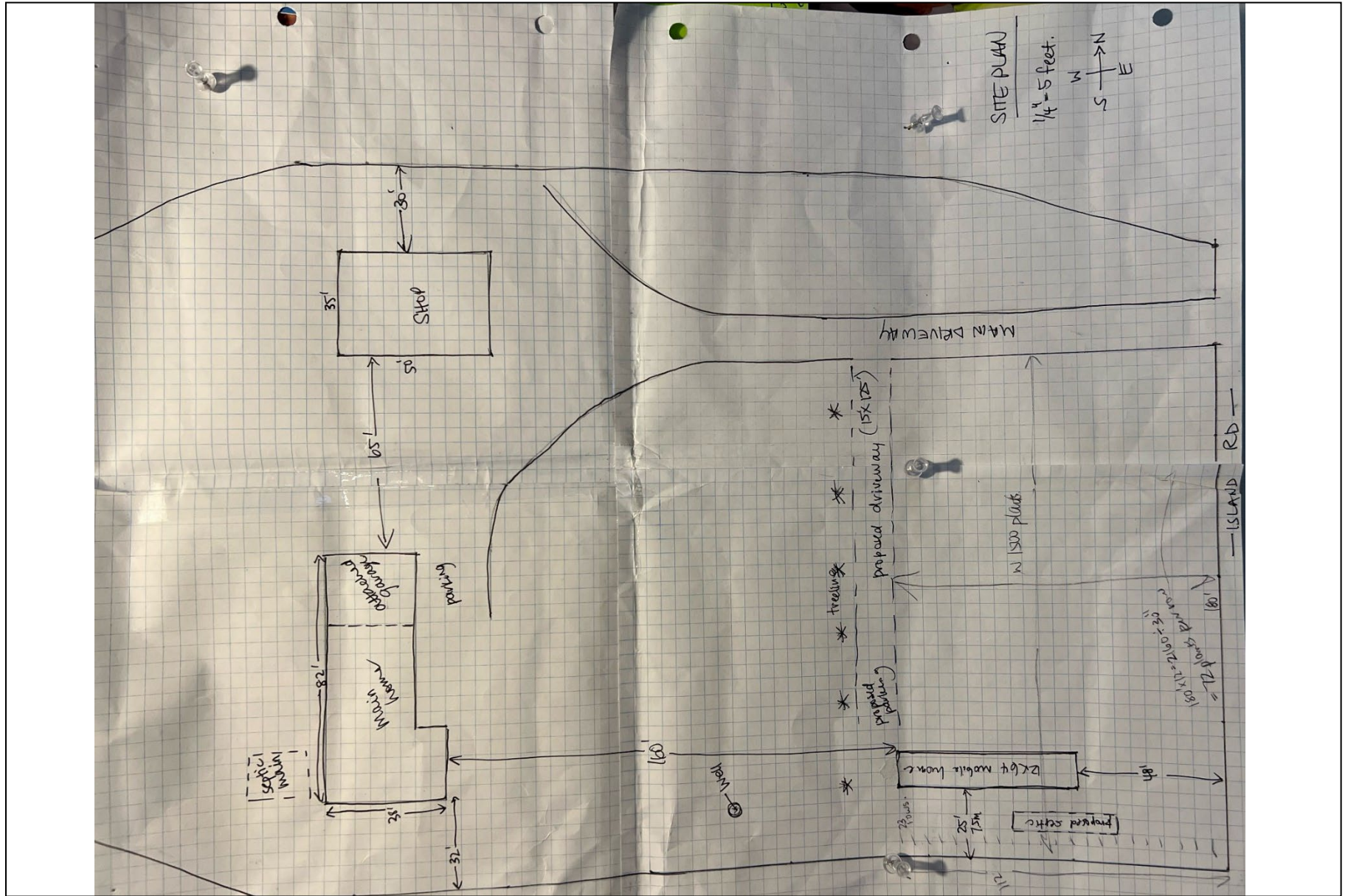
No. 3 – Applicant’s Floor Plan

No. 4 – Site Photo (Looking West from Island Rd – March 2022)

Attachment No. 1 – Aerial Photo



Attachment No. 2 – Applicant's Site Plan

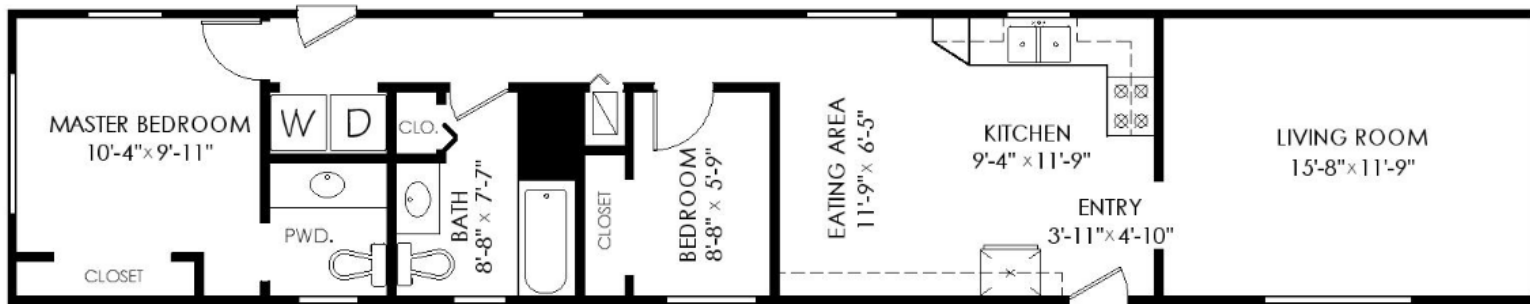


Attachment No. 3 – Applicant's Floor Plan

Unit 68

Floor Area: 803 sq.ft.

Ceiling Height: 7'-6"



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E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance. www.PixlWorks.com

MEASURED ON: (2021-08-01)

Measuring, Scanning, & Design | 604-329-5788



Attachment No. 4 – Site Photo (Looking West from Island Rd – March 2022)

