

Small-Scale Multi-Unit Housing (SSMUH) Implementation

Planning and Development Committee

Thursday January 23, 2025

Background

SSMUH Implementation

SSMUH Requirements :

- Bill 44 introduced the concept of a “restricted zone” into the *Local Government Act*.
- A “restricted zone” is one in which a local government has only allowed the following:
 - single family dwelling;
 - duplex;
 - secondary suite; or
 - accessory dwelling.



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SSMUH Requirements :

- If a local government has a “restricted zone” in its zoning bylaw the Act states that it **must**, by **June 30, 2024**, use its zoning powers to do one of the following:
 - allow 2 dwelling units per parcel; or
 - allow 3-4 dwelling units per parcel.



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Board Consideration:

- January 9, 2024, the Planning and Development (P&D) Committee of the Board considered a letter from the Ministry of Housing and Municipal Affairs seeking an update on SSMUH Implementation and directed that the Okanagan Valley Zoning Bylaw be amended so that the RS1 and RD1 zones are brought into compliance with the SSMUH requirements of the *Local Government Act*.

Proposed Amendments

(Draft Amendment Bylaw No. 2800.53)

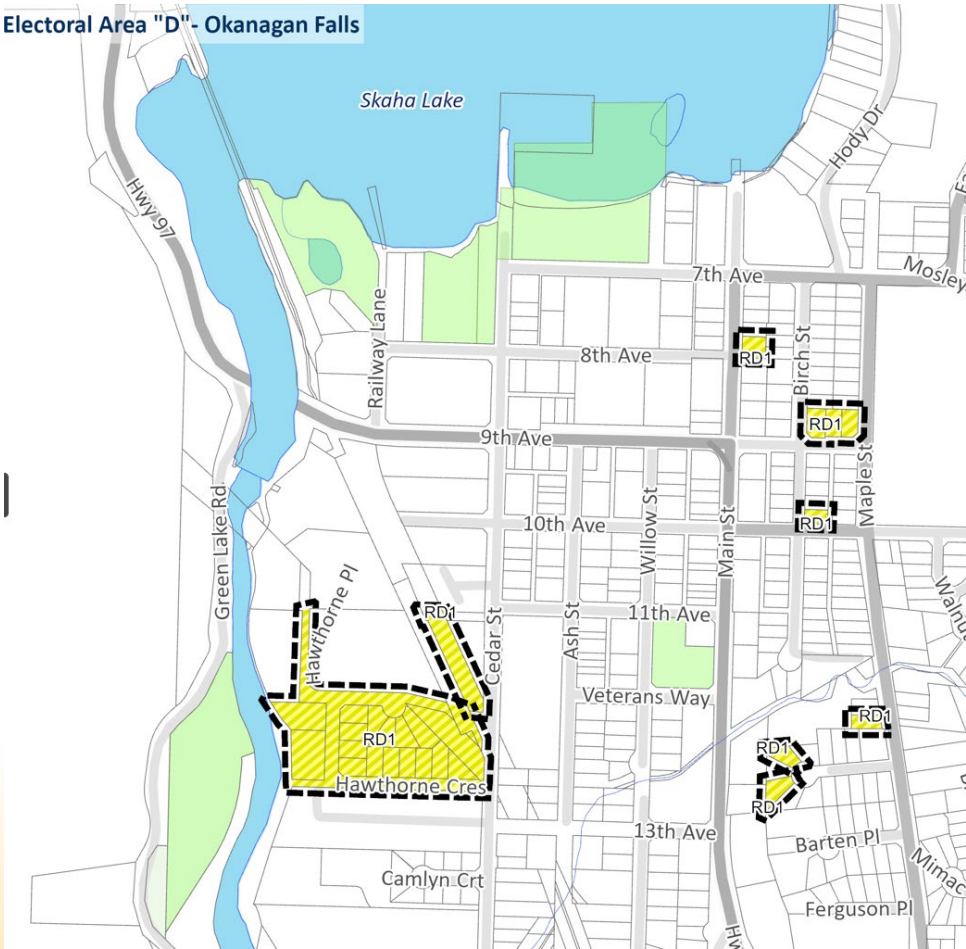
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SSMUH Compliance:

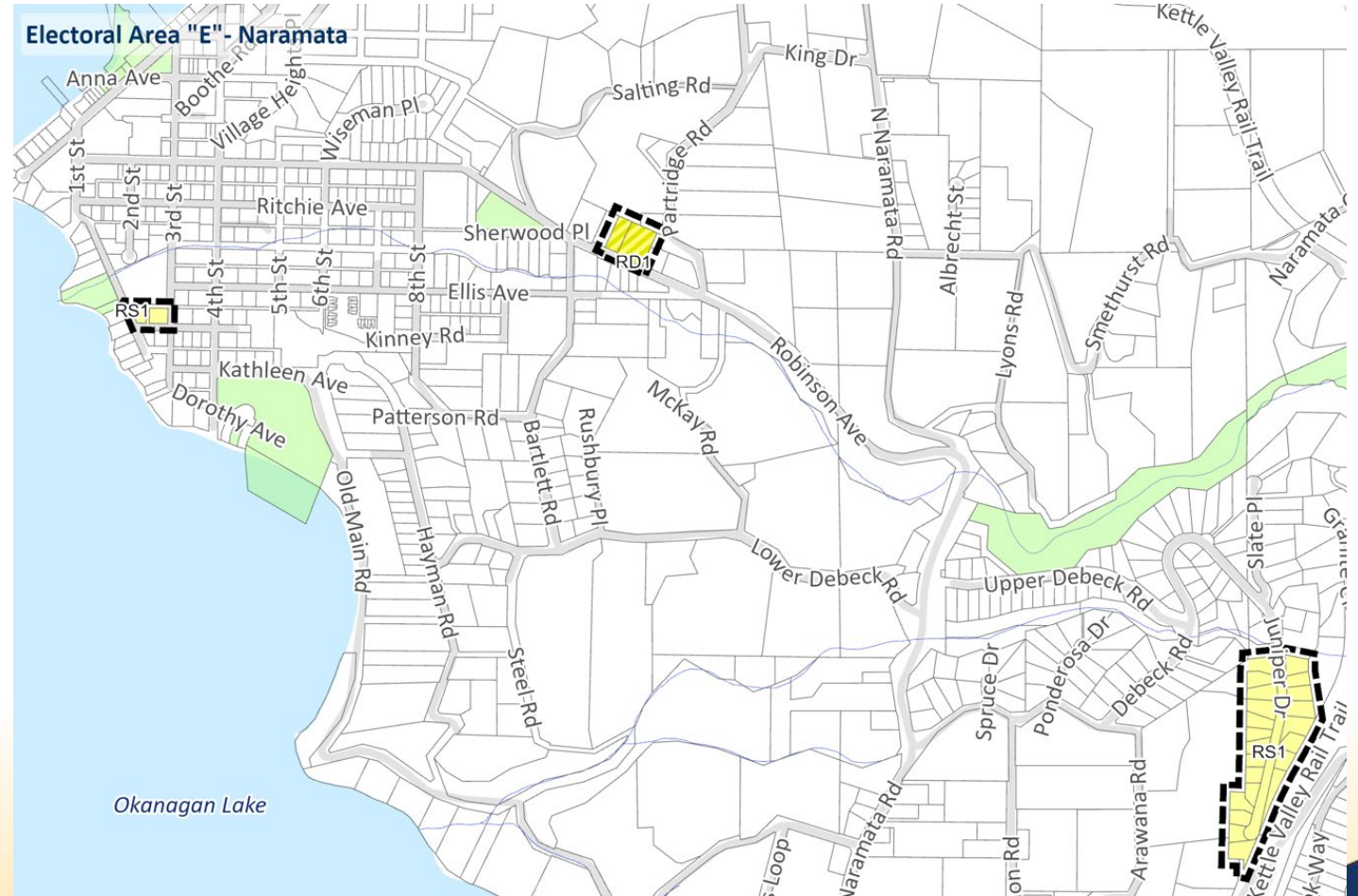
- The Electoral Area zoning bylaws are currently **98% compliant** in terms of mandatory minimum densities;
- There are currently two “restricted zones”; RS1 & RD1, that affect approximately 167 parcels.

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Electoral Area "D" - Okanagan Falls



Electoral Area "E" - Naramata



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Recommendation:

That the Okanagan Valley Zoning Bylaw No. 2800, 2022, be amended as follows:

- the RS1 Zone permit one (1) secondary suite per parcel; and
- the RD1 Zone permit one (1) secondary suite within a single detached dwelling, per parcel.

Questions?