

# **Small-Scale Multi-Unit Housing (SSMUH) Implementation Extension Request**

**RDOS File No. X2024.001-ZONE**

**Planning & Development Committee Meeting**

**May 9, 2024**

# SSMUH Extension Request



## ***Housing Statutes (Residential Development) Amendment Act, 2023 – Bill 44***

- Adopted on November 30, 2023
- Local governments required to approve a zoning bylaw(s) in compliance with new Small-Scale Multi-Unit Housing requirements by June 30, 2024

# SSMUH Extension Request

## Background:

- Transitional provisions provide the Minister of Housing the ability to grant one or more extensions for 1+ of the following reasons:
  - *The local government is in the process of upgrading infrastructure that services the area;*
  - *The infrastructure that services the area is such that compliance by June 30, 2024 is likely to increase a risk to health, public safety or the environment in the area;*
  - *There exist extraordinary circumstances that otherwise prevent compliance in relation to the area*

**Deadline to submit extension – June 1, 2024**

# SSMUH Extension Request

## Previous Board Consideration:

- February 22, 2024 - Planning & Development Committee resolved:

*THAT the Regional District prepare an application to request an extension to the SSMUH compliance deadline for Okanagan Falls and Heritage Hills*

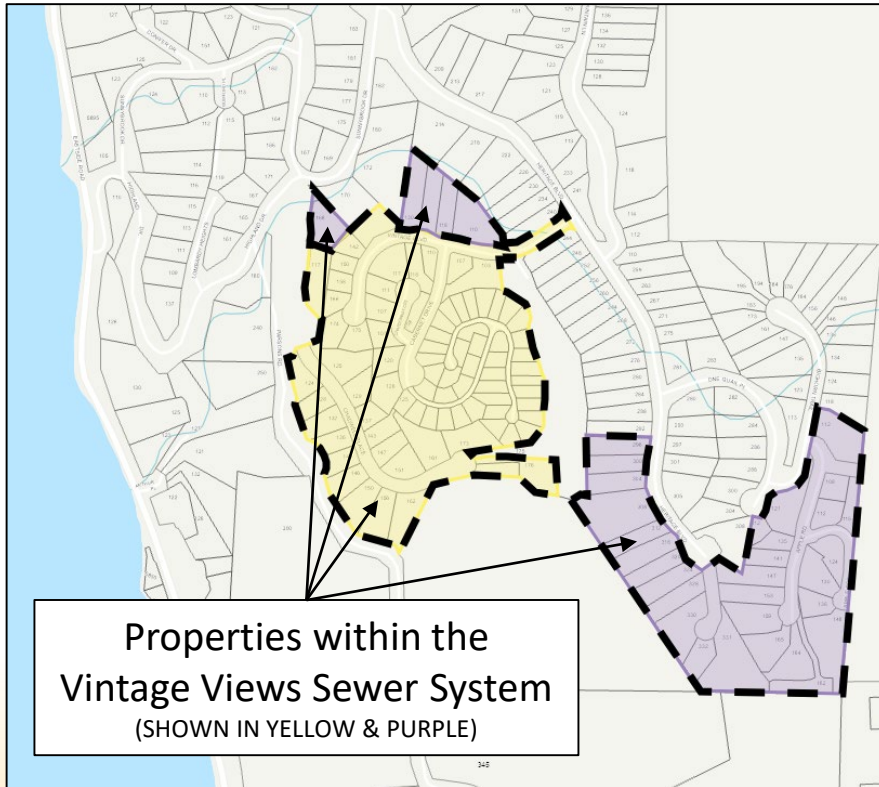
## Purpose:

- To seek direction from the Board with respect to the extension requests.

# SSMUH Extension Request

## Heritage Hills/Vintage Views:

- Historic issues with community sewer and water systems
  - Provincial Pollution Abatement Order issued in 2019 with respect to the Vintage Views sewer system
  - Lakeshore Waterworks system does not meet Ministry of Health requirements with respect to drinking water treatment objectives



# SSMUH Extension Request

## **Heritage Hills/Vintage Views:**

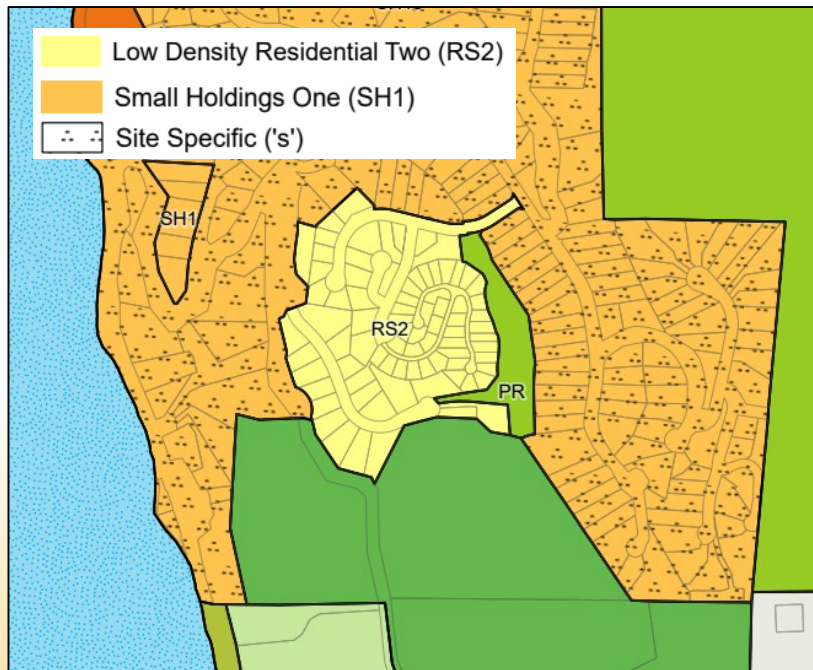
- November 15, 2022 – the RDOS received Expression of Interest letters from Vintage Views Development Ltd. & Lakeshore Waterworks Ltd. to sell the systems to the RDOS
- December 15, 2022 – the Board resolved to commence the due diligence to evaluate the Vintage Views Development Sewer System and Lakeshore Waterworks System
- If acquired, the RDOS would need to upgrade both systems to alleviate the known deficiencies



# SSMUH Extension Request

## Heritage Hills/Vintage Views:

- Lands are predominantly zoned Low Density Residential Two (RS2) & Small Holdings One Site Specific (SH1s)



Zone	Maximum Density	SSMUH Requirement
RS2	<ul style="list-style-type: none"> <li>1 principal dwelling unit; and,</li> <li>1 secondary suite, or 1 accessory dwelling</li> </ul>	<ul style="list-style-type: none"> <li>Minimum of 1 secondary suite and/or 1 accessory dwelling in a “restricted zone” in addition to a SDD</li> </ul>
SH1s		

# SSMUH Extension Request

## Heritage Hills/Vintage Views:

- In order for the RDOS to request an extension to comply with SSMUH requirements, the zoning would need to be *inconsistent* with the SSMUH requirements
  - This would require “downzoning” the affected properties.



# SSMUH Extension Request

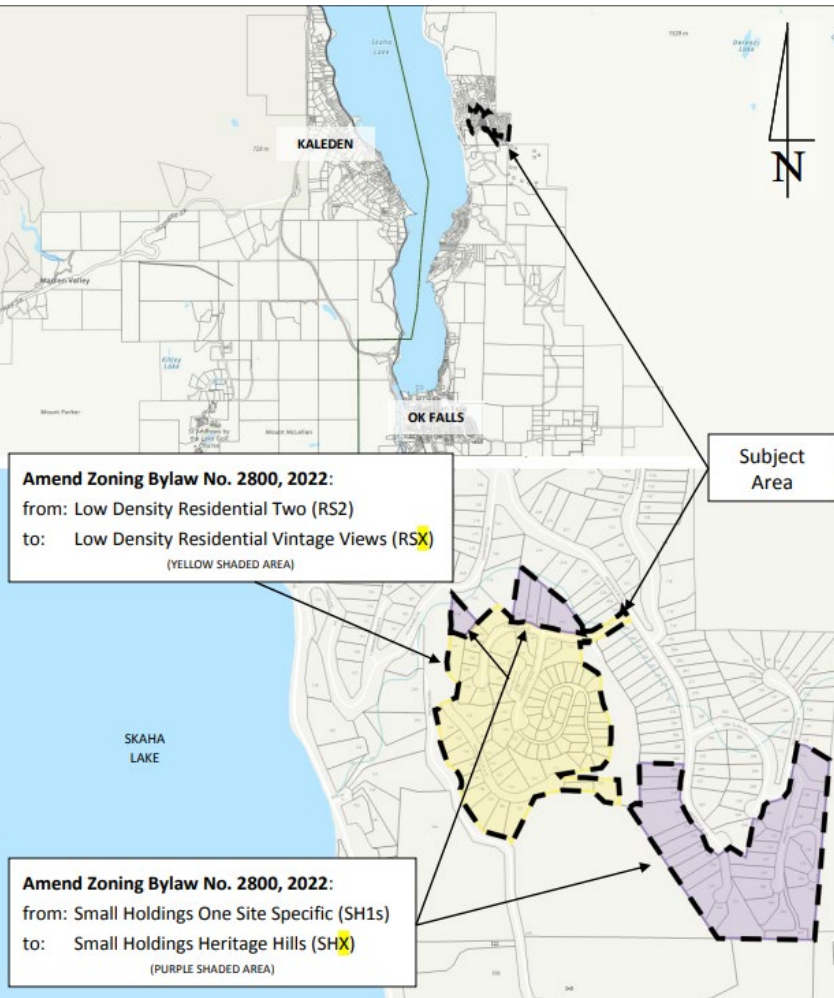
## Heritage Hills/Vintage Views:

- Draft OCP amendment bylaw
  - Introduction of Low Density Residential and Small Holdings policies which speak to:
    - supporting the restriction of accessory densities served by the sewer and water systems due to system limitations/required upgrades; and,
    - supporting reviewing the permitted density allowances on lands serviced by the systems once upgrades are complete and capacity is available to support accessory residential uses.

# SSMUH Extension Request

## Heritage Hills/Vintage Views:

- Draft zoning amendment bylaw
  - Permitted uses limited to a single detached dwelling, accessory building/structure and home occupation
  - Maximum density of 1 principal dwelling unit
  - Require that a single detached dwelling be connected to community sewer and water\*



# SSMUH Extension Request

## Implications:

- If the Board decides to continue with extension request:
  - staff would initiate the bylaw amendments;
  - submit the request to the Province; and,
  - proceed with preliminary stages of the bylaw amendment process (i.e., referrals, PIM, etc.) while awaiting Province's decision on the extension request
- If the extension is approved, this would allow time for:
  - the Board to make a determination as to whether to proceed with the acquisition process;
  - system upgrades to be undertaken to support the accessory residential uses, if acquired.

# SSMUH Extension Request

## **Administrative Recommendation:**

1. THAT the Electoral Area “D” Official Community Plan Bylaw No. 2603, 2013, and Okanagan Valley Zoning Bylaw No. 2800, 2022, be amended in order to reduce permitted residential densities within the areas served by the Vintage Views Wastewater System.

\*Alternative option available to not submit an extension request for Heritage Hills

# SSMUH Extension Request

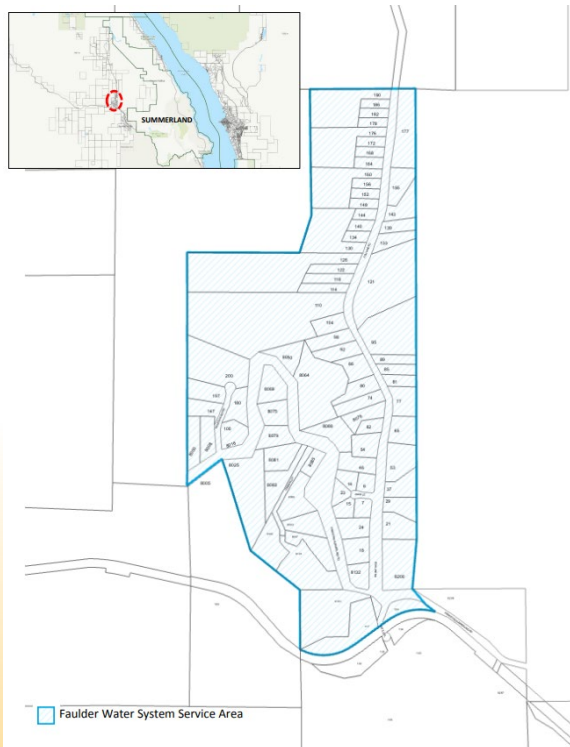
## Faulder:

- Known water capacity and quality issues
- Community relies on groundwater from the Meadow Valley Aquifer, with a new well having been drilled in 2015
  - Well capacity concerns, and irregular aquifer recharge rates
- In response, Faulder Zone Review undertaken and completed in 2023
  - Resulted in the creation of a Small Holdings Faulder (SH6) Zone, applying to properties within the water system service area

# SSMUH Extension Request

## Faulder:

- Lands are zoned Small Holding Faulder (SH6) and Small Holdings Faulder Site-Specific (SH6s)



Zone	Maximum Density	SSMUH Requirement
SH6	<ul style="list-style-type: none"> <li>1 principal dwelling</li> </ul>	<ul style="list-style-type: none"> <li>Minimum of 1 secondary suite and/or 1 accessory dwelling in a “restricted zone” in addition to a SDD</li> </ul>
SH6s		



# SSMUH Extension Request

## Faulder:

- The zoning applicable to properties in the Faulder Water System Service Area is very similar to the zoning which is applied to lands within the Greater West Bench (GWB) Area.
  - GWB Area has known geotechnical hazards, which qualify for exemption from SSMUH
  - Water concerns in Faulder do not appear to qualify under the same exemption criterion
- However, a request can be made to extend the SSMUH compliance deadline for lands in Faulder

# SSMUH Extension Request

## Implications:

- If the extension is approved, this would allow time for the potential implementation of a water metering system within the service area.

# SSMUH Extension Request

## **Administrative Recommendation:**

1. THAT an “Application to Request an Extension to SSMUH Compliance Deadline” be submitted to the Minister of Housing in relation to those lands comprised within the Faulder Water System Service Area; and

\*Alternative option available to not submit extension request for Faulder Water Service Area

# SSMUH Extension Request

## **Administrative Recommendation:**

1. THAT the Electoral Area “D” Official Community Plan Bylaw No. 2603, 2013, and Okanagan Valley Zoning Bylaw No. 2800, 2022, be amended in order to reduce permitted residential densities within the areas served by the Vintage Views Wastewater System.
2. THAT an “Application to Request an Extension to SSMUH Compliance Deadline” be submitted to the Minister of Housing in relation to those lands comprised within the Faulder Water System Service Area; and

\*Alternative option available to not submit extension requests for Heritage Hills and the Faulder Water Service Area