

## ADMINISTRATIVE REPORT



**TO:** Board of Directors

**FROM:** J. Zaffino, Chief Administrative Officer

**DATE:** July 25, 2024

**RE:** Electoral Area “H” Zoning Bylaw No. 3065 – SSMUH Compliance (H2024.005-ZONE)

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### **Administrative Recommendation:**

**THAT the Electoral Area “H” Zoning Bylaw No. 3065, 2024, be adopted.**

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### **Purpose:**

It is being proposed to introduce a new zoning bylaw for Electoral Area “H” in order to comply with new provincial requirements for Small-Scale Multi-Unit Housing (SSMUH) in the *Local Government Act*.

### **Background:**

At its meeting of February 22, 2024, the Planning and Development (P&D) Committee of the Board considered a series of proposed amendments to the various Electoral Area zoning bylaws in order to achieve SSMUH Compliance.

On April 22, 2024, the Regional District provided written notification to approximately five (5) property owners of industrially zoned land and approximately 23 property owners of commercially zoned land advising of the Project and offering an opportunity to review the zoning of their land.

On May 28, 2024, an electronic Public Information Meeting (PIM) was held via the Webex platform and was attended by approximately two (2) members of the public.

On May 30, 2024, an in-person PIM was held at the Princeton Library and was attended by approximately four (4) members of the public.

At its meeting of June 13, 2024, the P&D Committee consider an Administrative Report that provided an assessment of the draft zoning bylaw against the Board’s “Land Use Bylaw Transition Policy” (2016).

At its regular meeting of June 13, 2024, the Board approved 1<sup>st</sup> and 2<sup>nd</sup> reading of the Electoral Area “H” Zoning Bylaw and directed that a public hearing be scheduled for its meeting of July 5, 2024.

On July 4, 2024, a public hearing was held at 101 Martin Street, Penticton (RDOS Boardroom) and online via the Webex platform was attended by approximately seventeen (17) members of the public (6 in-person and 11 online).

At its meeting of July 5, 2024, the Regional District Board resolved to approved third reading of the amendment bylaw.

Approval from the Ministry of Transportation and Infrastructure (MoTI), due to the amendment applying to land within 800 metres of a controlled area, was obtained on July 9, 2024.

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**Alternatives:**

1. THAT first, second and third readings of the Electoral Area "H" Zoning Bylaw No. 3065, 2024, be rescinded and the bylaw abandoned.

**Respectfully submitted:**

A handwritten signature in blue ink, appearing to read 'C. Garrish', is written over a horizontal line.

C. Garrish, Senior Manager of Planning