



Feedback Form

Regional District of Okanagan Similkameen
101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: X2023.007-ZONE

FROM: Name: PETER BENSON
(please print)

Street Address: [REDACTED] NARAMATA BC

RE: Electoral Area "A", "C", "D", "E", "F" and "I" Zoning Amendment Bylaw No. 2800.29
Mobiles 1 Ha.

My comments / concerns are:

- I do support the proposed amendment to the Okanagan Valley Zoning Bylaw No. 2800, 2022.
- I do not support the proposed amendment to the Okanagan Valley Zoning Bylaw No. 2800, 2022.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2800.29.

While I understand that there is a need for more affordable housing, I am concerned that the change from 4 hectares to 1 hectare is too much. I do not wish to see a proliferation of mobile units on properties throughout our Electoral Area.

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting



July 25, 2023

Reply to the attention of Claire Buchanan
- ALC Planning Review: 46841
Local Government File: X2023.001.Zone

Ben Kent
Planner I, Regional District of Okanagan Similkameen
bkent@rdos.bc.ca

Re: Okanagan Valley Zoning Bylaw Amendment – Mobiles 1 Ha.

Thank you for forwarding a draft copy of Okanagan Valley Zoning Bylaw Amendment – Mobiles 1 Ha (“Zoning Amendment”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Zoning Amendment is consistent with the purposes of the *Agricultural Land Commission Act (ALCA)*, the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC.

The Zoning Amendment proposes to allow an “accessory dwelling” use to be in the form of a “mobile home” (i.e. CSAZ240) on parcels greater than 1.0 ha in area.

Section 7.2.7 of the Okanagan Valley Zoning Bylaw No. 8200, 2022 currently states:

“On a parcel greater than 4.0 ha in area, an accessory dwelling may be in the form of a mobile home”

The Zoning Amendment replace the language in Section 7.2.7 with the following:

“On a parcel greater than 1.0 ha in area, an accessory dwelling may be in the form of a mobile home”.

The ALCA and ALR Use Regulation permits, on parcels under 40 ha, one principal residence with a total floor area of 500 m² and one additional residence with a total floor area of 90m². ALC Staff note that typically manufactured homes (such as a CSAZ240) have a total floor area that is greater than 90m². As such, non-adhering residential use applications may be required to place a mobile home as an additional residence on properties within the ALR.

The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any decisions of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-2034 or by e-mail at ALC.Referrals@gov.bc.ca.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in black ink that reads "Claire Buchanan". The signature is written in a cursive style with a horizontal line extending from the end.

Claire Buchanan, Regional Planner

Enclosure: Referral of RDOS File: X2023.001.Zone

CC: Ministry of Agriculture

46841m1