

## ADMINISTRATIVE REPORT



**TO:** Board of Directors

**FROM:** B. Newell, Chief Administrative Officer

**DATE:** August 17, 2023

**RE:** Zoning Bylaw Amendment - Mobiles as “Accessory Dwellings” on parcels greater than 1.0 ha in area (X2023.007-ZONE)

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### **Administrative Recommendation:**

**THAT Bylaw No. 2800.29, 2023, a bylaw to amend the Okanagan Valley Zoning Bylaw to allow for “mobile homes” as a type of accessory dwelling unit on parcels greater than 1.0 ha in area be read a third time.**

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### **Purpose:**

Amendment Bylaw No. 2800.29 is seeking.

### **Background:**

On April 1, 2021, the Board received the *Regional District of Okanagan-Similkameen 2021 Housing Needs Assessment* report. The report provided a comprehensive overview of the current housing situation across the region, and estimated how this could evolve over the next five years.

On March 2, 2023, the Planning and Development (P&D) Committee considered options related to Alternative Housing Strategies, one of which included reviewing the current zoning regulation that limits “mobile homes” (i.e. Canadian Standards Association Z240 model manufactured homes) to parcels greater than 4.0 ha in area.

On June 15, 2023, the P&D Committee moved to initiate an amendment to the Okanagan Valley Zoning Bylaw to allow for “mobile homes” as a permitted type of accessory dwelling on parcels greater than 1.0 ha in area.

On August 3, 2023, the RDOS Board gave first and second reading to Amendment Bylaw No. 2800.29, 2023 and scheduled a public hearing for August 17, 2023.

### **Analysis:**

The proposed bylaw amendment will allow accessory dwellings to be provided in the form of a “mobile home” on parcels greater than 1.0 ha, where an accessory dwelling use is permitted by the zoning bylaw.

Such an amendment would increase the range of parcel sizes and zones in which a “mobile home” could be sited and would remove a regulatory and financial impediment on property owners.

On all parcels less than 4.0 ha in area, the principal dwelling unit will continue to be required to be in the form of a “single detached dwelling” (e.g. ‘stick built’ on site or an A277 “modular home”). The only exception to this are parcels zoned for manufactured homes parks (e.g. RSM1 Zone).

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The amendment would not change any other regulations that apply to accessory dwelling uses, such as maximum floor area, height or servicing requirements.

While such an amendment is unlikely to unilaterally address housing issues in the electoral areas, it will provide a more cost-effective solution for new homes to be erected in rural-residential areas and for this reason administration supports the proposed amendment.

Concerns have previously been raised about the placement of “mobile homes” in residential neighbourhoods, and these concerns principally relate to potential aesthetic impacts. For this reason, the use of “mobile homes” as accessory dwellings is proposed to be limited to parcels greater than 1.0 ha, which is the minimum parcel size for an accessory dwelling use on parcels serviced by a septic system, and generally corresponds with parcels that are zoned for rural-residential uses.

**Alternatives:**

1. THAT first and second readings of the Okanagan Valley Zoning Amendment Bylaw No. 2800.29, 2023, be rescinded and the bylaws abandoned.

**Respectfully submitted:**

*Ben Kent*

Ben Kent, Planner I

**Endorsed By:**



C. Garrish, Senior Manager of Planning Services