

# ADMINISTRATIVE REPORT



**TO:** Board of Directors  
**FROM:** J. Zaffino, Chief Administrative Officer  
**DATE:** March 6, 2025  
**RE:** Small-Scale Multi-Unit Housing (SSMUH) Implementation - Zoning Bylaw Amendments (X2025.001-ZONE)

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## Administrative Recommendation:

**THAT the Okanagan Valley Zoning Amendment Bylaw No. 2800.53, 2025, be adopted.**

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## Purpose:

The purpose of this report is to amend the Okanagan Valley Zoning Bylaw No.2800 in order to ensure compliance with *Local Government Act* requirements for Small-Scale Multi-Unit Housing (SSMUH).

## Background:

At its meeting of February 20, 2025, the Regional District Board resolved to approve first, second and third readings of Zoning Amendment Bylaw No.2800.53.

Approval from the Ministry of Transportation and Transport (MoTT) is not required prior to adoption of the proposed amendments. This is a result of a Ministerial Regulation that was introduced in May of 2024 exempting all zoning bylaws made for the purpose of SSMUH (Section 481.3 of the *Local Government Act*) provided they are limited to residential use and the density does not exceed the minimum required density under the SSMUH legislation and regulations.

## Alternative:

1. THAT first, second and third readings of the Okanagan Valley Zoning Amendment Bylaw No. 2800.53, 2025, be rescinded and the bylaw abandoned

## Respectfully submitted:

Tharini Prakash

Tharini Prakash  
Planning Technician

## Endorsed By:

  
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C. Garrish  
Senior Manager of Planning

## Endorsed By:

  
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A. Fillion  
Managing Director, Dev. & Infrastructure