

UPDATE ON ZONING BYLAW and SHORT-TERM RENTALS PROGRAM RECOMMENDATIONS PROJECT

Committee of the Whole

Tuesday, October 10th, 2023

Brittany Tuttle, Community Planner

Dan Penner, Community Planner/Principal



AGENDA

1. Zoning Bylaw – Project Update
2. STR Program/Policy Recommendations - Project Update
3. Zoning Bylaw – Urban Hens

ZONING BYLAW – PROJECT UPDATE



HOUSING ACCELERATOR FUND (HAF) PROGRAM

Program objective: *provide incentive funding to local governments to encourage initiatives aimed at increasing housing supply*



HAF APPLICATION

Initiatives

- Secondary Suite and Carriage Home (ADU) Strategy
- Incentives for Non-Market Affordable Housing and Priority Housing
- Develop a Memorandum of Understanding with Osoyoos Indian Band
- Missing Middle Strategy and Implementation
- Land Acquisition and Disposition Policy

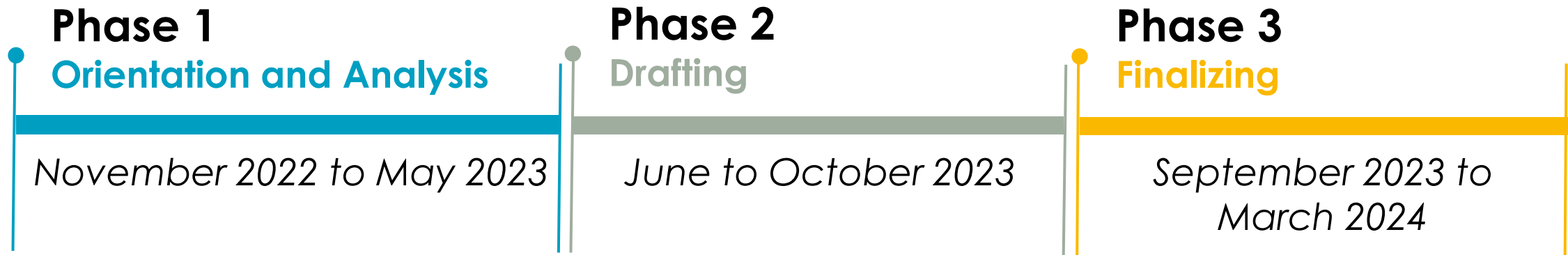
HAF APPLICATION

Other Details

- Total Funding Request: \$425,000
- Application Submission Date: September 29th, 2023
- Application Award: TBD

ORIGINAL PROJECT TIMELINE

Zoning Bylaw Update



Impacts to Timeline:

- Changes in Town staff
- HAF award

PROPOSED PROJECT TIMELINE - WITH HAF

Zoning Bylaw

 Completion of HAF Zoning Assessments

HAF Zoning-Related Assessments

2023

2024

2025

Jan 2026

Nov Dec Mar

June Jul Aug Oct



Draft Zoning Bylaws

Missing Middle Strategy and Implementation

Secondary Suite and Carriage Home (ADU) Strategy

Community Engagement

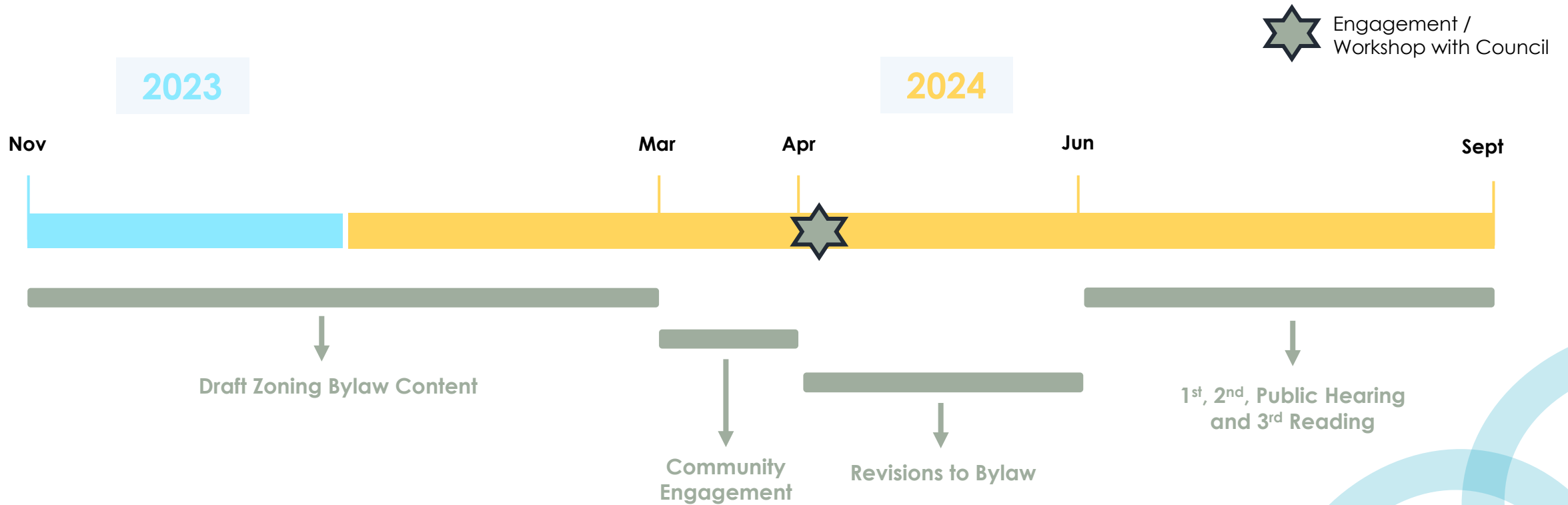
Engagement / Workshop with Council

Revisions to Bylaw

1st, 2nd, Public Hearing and 3rd Reading

PROPOSED PROJECT TIMELINE - WITHOUT HAF

Zoning Bylaw



Questions or Comments?



SHORT-TERM RENTALS - PROJECT UPDATE



ORIGINAL vs. NEW SCOPE OF WORK

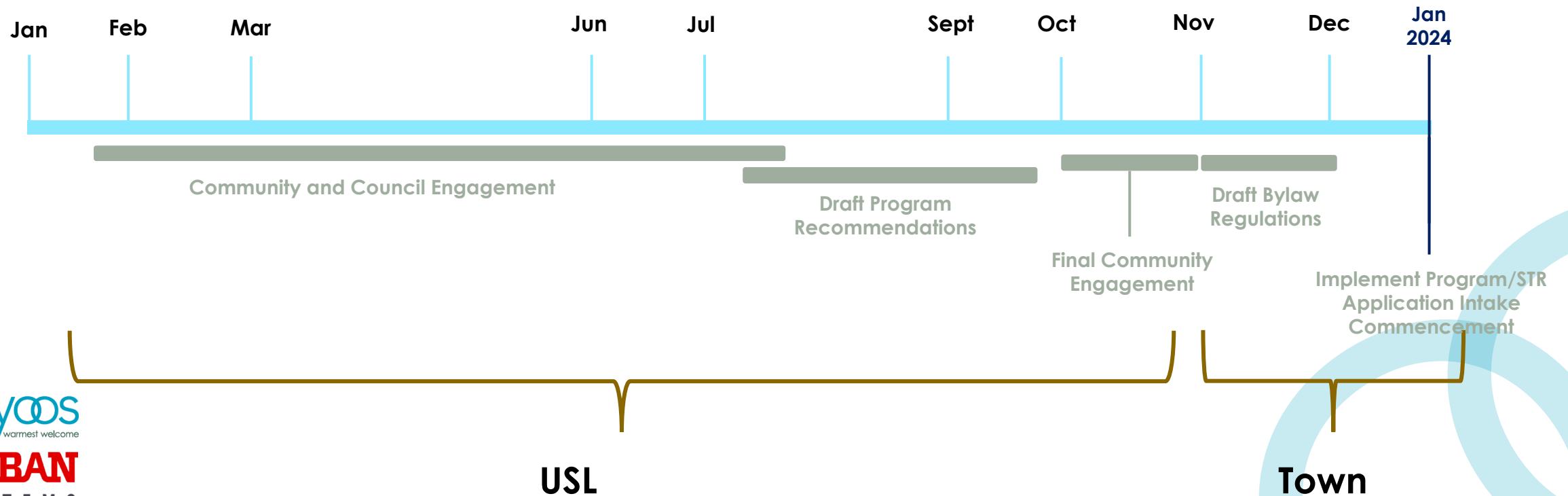
Short-Term Rentals Policy/Program Recommendations

- Changes in Staff impacting original scope of work
- Original Urban Systems scope:
 - Community engagement on STRs
 - Draft recommendations for STR program implementation
- Revised Urban Systems scope upon Staff request:
 - Draft regulations for permitting STRs in the Town
 - Create associated application forms

ORIGINAL PROJECT TIMELINE

Short-Term Rentals Policy/Program Recommendations

2023



PROPOSED PROJECT TIMELINE - WITH HAF

Short-Term Rentals

 STR Implementation

2023

2024

2025

Jan
2026

Nov

Jul

Aug

Oct



Draft STR Regulations for Zoning Bylaw

Community
Engagement

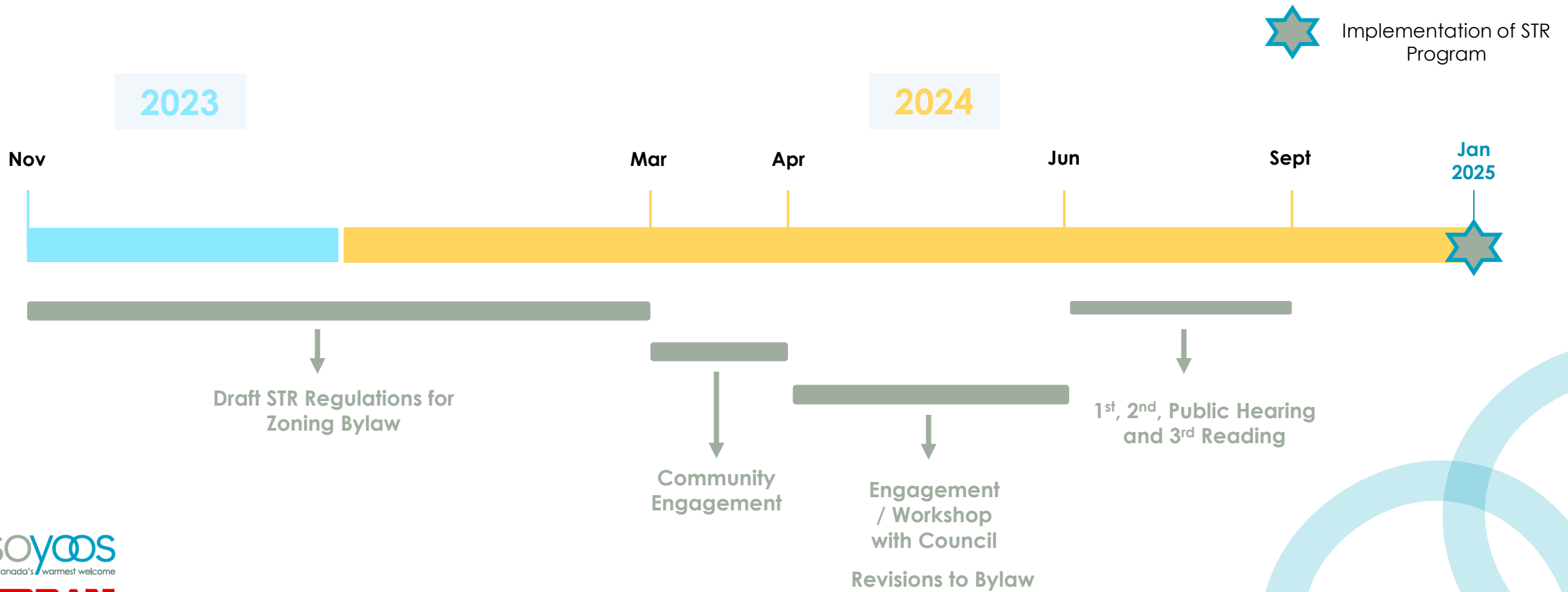
Engagement /
Workshop with
Council

Revisions

1st, 2nd, Public
Hearing and
3rd Reading

PROPOSED PROJECT TIMELINE - WITHOUT HAF

Short-Term Rentals



Questions or Comments?



ZONING BYLAW – BACKYARD HENS



Soyos
Canada's warmest welcome

URBAN
SYSTEMS

BACKYARD HENS

Proposed Regulations

PERMITTED ZONES	SETBACKS	GENERAL REGULATIONS
<ul style="list-style-type: none">• R1 – Single Family Residential• R2 – Single Family Residential Small Lot• R3 – Low Density Residential	<ul style="list-style-type: none">• Rear yard setback: 3 m• Interior side yard setback: 1.5 m• Exterior side yard setback: 3 m	<ul style="list-style-type: none">• Permit chicken coop in rear yard only• Chicken coop maximum height: 2 m• 1 m² of covered outdoor space is required per hen• Minimum of 2 hens to a maximum of 6 per parcel

BACKYARD HENS

Considerations

- Things to consider:
 - Management of nuisance complaints (e.g. noise, smell)
 - Permitting on lots with duplexes/semi-detached homes, carriage homes

BACKYARD HENS

Council Direction Required

Would Council like us to proceed with incorporating regulations into the Zoning Bylaw to permit backyard hens as proposed?
Are changes required to reflect outcomes of the discussion?

NEXT STEPS



NEXT STEPS

- *Late October/early November 2023* - Determine approach to Zoning Bylaw Update pending HAF award
- Proceed with drafting STR program regulations

THANK YOU!

