



## REGIONAL DISTRICT OF CENTRAL OKANAGAN PUBLIC HEARING AGENDA

Monday, August 26, 2019

7:00 p.m.

Woodhaven Board Room  
1450 K.L.O. Road, Kelowna, BC

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Pages

### 1. CALL TO ORDER

Chair Given acknowledged that this meeting is being held on the traditional territory of the Syilx/Okanagan Peoples.

This Special Meeting is being held for the purpose of considering an amendment to the Joe Rich Rural Land Use Bylaw No. 1195.

The Public Hearing was advertised in the Capital News pursuant to the Local Government Act as follows:

- Friday, August 16, 2019; and
- Wednesday, August 21, 2019

In accordance with Development Applications Procedure Bylaw No. 944, a **"Notice of Application"** sign was also posted on the subject property.

The role of the Regional Board is to hear representation from those persons who wish to provide comments regarding the proposed bylaw. Everyone who wishes to speak shall be given the opportunity to be heard. No one will be, or should feel, discouraged or prevented from making his or her views known. However, it is important that all who speak at this meeting restrict their remarks to matters contained in the bylaw and it is my responsibility as Chairperson of this meeting to ensure that all remarks are so restricted.

Members of the Regional Board may, if they so wish ask questions of you following your presentation. However, the main function of the Regional Board members this evening is to listen to the views of the public. It is not the function of the Regional Board at this public hearing to debate the merits of the proposed bylaw with individual citizens.

No decision will be made at the Hearing, but the entire proceedings will be considered by the Regional Board at a subsequent meeting.

Submissions regarding this proposed bylaw may be received prior to or at this Hearing.

No further information or representations can be considered by the Regional Board after the Public Hearing is terminated.

2. Joe Rich Rural Land Use Amendment Bylaw No. 1195-19 (RDCO File: RLUB-18-02)

1 - 18

Owner: T. Lichtenstein; Agent: Urban Options Planning & Permits

Received First Reading May 27, 2019  
(*Electoral Areas & Kelowna Fringe Area*)

To amend the Joe Rich Rural Land Use Bylaw land use designation from RA Rural Acreage to RAs Rural Acreage (Secondary Suite) for the property located at 7520 Goudie Road.

3. TERMINATE & ADJOURN



# Regional Board Report

For the Public Hearing August 26, 2019

**TO:** Regional Board

**FROM:** Todd Cashin  
Director of Community Services

**DATE:** August 26, 2019

**SUBJECT:** Joe Rich Rural Land Use Amendment Bylaw No. 1195-19  
Application RLUB-18-02 (T. Lichtenstein (owner) c/o Urban Options (agent))  
7520 Goudie Road - Central Okanagan East Electoral Area

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**Purpose:** To permit a secondary suite by re-designating the subject property from RA Rural Acreage to RAs Rural Acreage (Secondary Suite).

## Executive Summary:

The owner of 7520 Goudie Road wishes to add a secondary suite within an existing single family dwelling. The secondary suite is proposed to be located in the basement. The parcel is currently designated RA Rural Acreage, which does not permit a secondary suite. All technical requirements will be addressed in conjunction with the bylaw amendment and Building Permit process.

To date, no opposition has been received from affected agencies or neighbouring property owners regarding the application.

Respectfully Submitted:

A handwritten signature in black ink, appearing to be "Todd Cashin".

Todd Cashin  
Director of Community Services

*Prepared by: Janelle Taylor, Planner*

Approved for Board's Consideration

A handwritten signature in black ink, appearing to be "M. Rilkoff".

Marilyn Rilkoff, Deputy CAO

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**Background:**

The owner would like to construct a secondary suite in the basement of a newly constructed single family dwelling. The property's current land use is rural residential; it was previously developed with a mobile home; however, the building was removed during the construction of the new dwelling (Building Permit No. 7597/17).

Joe Rich Rural Land Use Amendment Bylaw No. 1195-19 (Application No. RLUB-18-02) received first reading on May 27, 2019. The Board directed that the scheduling of the application for a Public Hearing be withheld pending the following:

- a copy of the Water License for the private water source; and
- written confirmation from an Authorized Person under the Public Health Act: Sewerage System Regulation which includes a Compliance Inspection which indicates that the existing system is capable of processing the daily domestic sewerage flow for both dwelling units and demonstrates the existing system meets today's standards and can be expanded for the new Daily Design Flow and room on the property for a back-up type 1 trench system.

Subsequent to first reading, the applicant provided water records and confirmed the sewerage system capability.

**Secondary Suite Regulation Review:**

On May 9, 2019, the Regional Board granted first reading to Joe Rich Rural Land Use Bylaw Amendment No. 1195-16 (attached) and passed Resolution No. 87/19 "THAT the Regional Board approve a moratorium on secondary suite rezoning applications, pending completion of the proposed amendments to Bylaw No. 1195-16".

The Regional District was in receipt of this application prior to May 9; therefore, RDCO staff has continued to process the request.

**Joe Rich Rural Land Use Bylaw No. 1195:**

The following policies within Section 4 are applicable to the proposal:

- 2.1.3 Ensure that all development has an adequate water supply that does not adversely affect water supplies of existing lands, and that suitable means of sewage disposal are available that does not adversely affect adjoining lands;
- 2.1.4 Set aside land for rural residential use, provided that the natural character is maintained, and provided that overall water supplies and sewage disposal are adequate, and site conditions are respected;
- 3.2.1 Consider slope, soil stability, natural hazards, water supply, sewage disposal capability and road access in designating rural lands for residential use;
- 3.2.5 Require, for rural lands for residential use, the development of water supplies and sewage disposal adequate for the long term, which will not adversely affect neighbouring lands or community water supplies;
- 4.2.3 Consider the impact of any proposed development on non-farm lands upon the farmland and farm activities in the vicinity;
- 5.2.8 Require that applications for a change in land use designation include a detailed environmental review that considers conditions and future environmental impacts both on the property under application and the surrounding area. Development should avoid sensitive areas and be designed to retain important ecosystem feature and functions.

Responsiveness to this information will be a very important consideration in the approval of an application;

- 6.2.2 Require appropriate studies prepared by the appropriate professional to assess any apparent hazardous conditions prior to consideration of applications for a change in land use designation or development. Such studies may include but are not limited to geotechnical hazard, wildfire hazard, and flooding hazard;
- 9.2.10 Protect the drinking water quality and quantity in the community when considering additional uses or development; and,
- 12.2.9 Continue to protect Environmentally Sensitive Areas on private land through the development permit, rezoning, and subdivision processes.

#### **Site Context:**

The property is located in the community of Joe Rich. Servicing includes the Joe Rich Fire Protection Area, on-site sewerage disposal system and a private well. In accordance with the Joe Rich Rural Land Use Bylaw, the property is affected by several Development Permit Areas.

#### **Additional Information:**

<b>Owner/Applicant:</b>	T. Lichtenstein
<b>Agent:</b>	Urban Options Planning & Permits
<b>Legal Description:</b>	Lot C, Plan KAP53594, Sec. 26, Twp. 27, ODYD, Except Plan KAP55472
<b>Address:</b>	7520 Goudie Road
<b>Lot Size:</b>	+/- 4.0 ha (9.88 acres)
<b>Joe Rich Rural Land Use Designation:</b>	RA Rural Acreage
<b>Sewage Disposal:</b>	Septic system
<b>Water Purveyor:</b>	Private well
<b>Existing Use:</b>	Rural Residential
<b>Surrounding Uses:</b>	<b>North:</b> Rural Residential <b>South:</b> Rural Residential <b>East:</b> Goudie Road / Rural Residential <b>West:</b> Crown Land
<b>A.L.R.:</b>	Outside of the A.L.R.
<b>Fire Protection:</b>	Within the Joe Rich Fire Protection Area

#### **RDCO TECHNICAL COMMENTS (Presented at First Reading):**

**Planning Services** staff notes that while the provision of a secondary suite continues to be subject to the regulations identified in Section 3.16 of Joe Rich Rural Land Use Bylaw, staff recommends that the applicant provides documentation which demonstrates the capability of the infrastructure (septic and water) to service the proposed use. This is in keeping with the RDCO's secondary suite regulation review.

The RLUB amendment and all requirements of a Building Permit must be met prior to final approval for occupancy being granted by the Regional District. Based on the floor and site plans submitted, the proposal will not exceed the maximum gross floor area permitted and adequate on-site parking is achievable for the residence and secondary suite as required.

The proposed development is located outside of all of the Development Permit Areas identified on the subject property with the exception of the Wildfire Interface Development Permit Area.

The Development Permit provisions were addressed at time of the Building Permit for the single family dwelling.

**AGENCY REFERRAL COMMENTS (Presented at First Reading):**

**FortisBC** advises that there are primary distribution facilities along Goudie Road. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights were required.

**Unaffected Agencies** include BC Hydro, City of Kelowna, Interior Health, Ministry of Transportation and Infrastructure.

**Unaffected RDCO Departments** include Parks Services, Environmental Services and Fire Services.

**External Implications:**

In accordance with Development Applications Procedures Bylaw No. 944, a Notice of Application Sign has been posted. Furthermore, *Local Government Act* requirements including newspaper notices and neighbourhood notification were completed. To date, correspondence from the public has not been received.

Attachment(s):

- Bylaw No. 1195-19
- Orthophoto Map
- Site Plan
- Elevation Diagram & Suite Floorplan
- Photos: 7520 Goudie Road: Views of the Property & Buildings on the Land
- Joe Rich Rural Land Use Bylaw No. 1195, Section 3.16 Secondary Suites
- Joe Rich Rural Land Use Bylaw Amendment No. 1195-16 (First Reading)

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**REGIONAL DISTRICT OF CENTRAL OKANAGAN**  
**BYLAW NO. 1195-19**  
**A Bylaw to Amend Joe Rich Rural Land Use Bylaw 1195, 2007**

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WHEREAS the Regional Board of the Regional District of Central Okanagan is desirous of amending Joe Rich Rural Land Use Bylaw No. 1195 under the provisions of the Local Government Act.

NOW THEREFORE the Regional Board of the Regional District of Central Okanagan, in an open meeting enacts as follows:

1. **This bylaw may be cited as Joe Rich Rural Land Use Amendment Bylaw No. 1195-19.**
2. **That the Joe Rich Rural Land Use Bylaw No. 1195, 2007 is hereby AMENDED by designating Lot C, Section 26, Township 27, ODYD, Plan KAP53594, Except Plan KAP55472 as shown on Schedule 'A' attached to and forming part of this bylaw from RA Rural Acreage to RAs Rural Acreage (Secondary Suite).**
3. **That Schedule 'B' (Land Use Designation Map) of the Joe Rich Rural Land Use Bylaw No. 1195, 2007 is hereby AMENDED to depict the changes.**

READ A FIRST TIME this 27th day of May 2019

PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT this \_\_\_\_\_  
day of \_\_\_\_\_

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Director of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Joe Rich Rural Land Use  
Amendment Bylaw No. 1195-19 as read a third time by the Regional District of Central  
Okanagan on the \_\_\_\_\_ day of \_\_\_\_\_

Dated at Kelowna, this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Director of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Joe Rich Rural Land Use  
Amendment Bylaw No. 1195-19 which was Adopted by the Regional District of Central  
Okanagan on the \_\_\_\_\_ day of \_\_\_\_\_

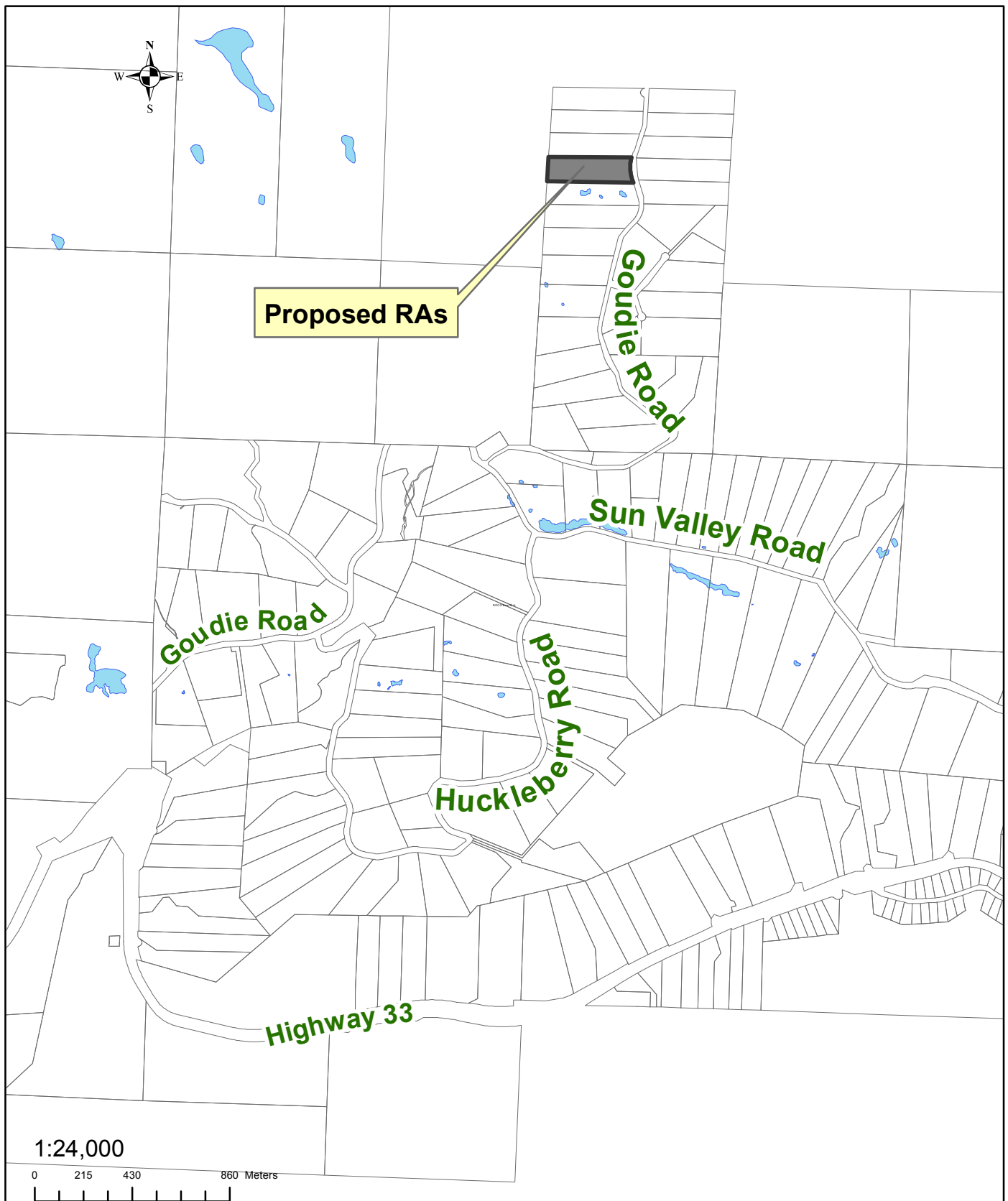
Dated at Kelowna, this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Director of Corporate Services

H:\Planning\3040-RLUB\20-Amendments\2018\RLUB-18-02 (T. Lichtenstein)\Bylaw\Bylaw 1195-19.docx



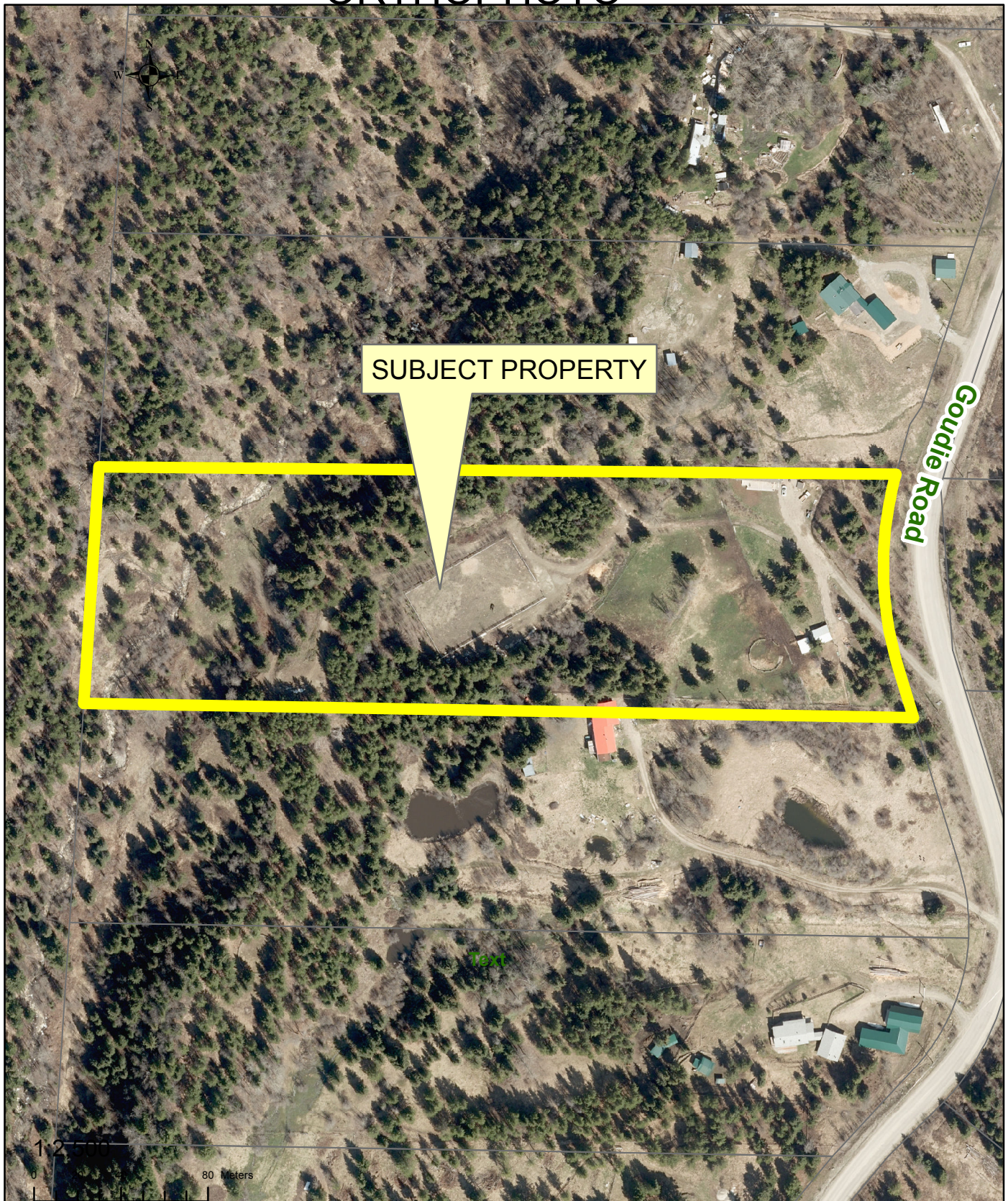
# SCHEDULE 'A'



I hereby certify this to be a true and correct copy of Schedule 'A' as described in Bylaw No. 1195-19 and read a third time by the Regional District of Central Okanagan on the day of



# ORTHOPHOTO



File: RLUB-18-02

Drawn by: CA

Date: August 10, 2018

Lot C, Section 26, Township 27 ODYD  
Plan KAP53594 Except Plan KAP55472



Notes:  
 It is the responsibility of the client to ensure that the design and construction of the project complies with all applicable laws, regulations, codes, standards, and specifications.  
 All measurements are in metric units unless otherwise specified.  
 All dimensions are to be confirmed with the client and the local authority.  
 The client is responsible for obtaining all necessary permits and approvals.  
 The design is based on the information provided by the client and is not to be used for any other purpose.  
 The design is not to be used for any other purpose.  
 The design is not to be used for any other purpose.

Scale

This document is:

- ☒ NOT controlled. Revisions may be made without notice.
- ☐ A CONTROLLED document. Revisions will be advised.
- ☒ The final issue of the document.
- ☐ A complete revision. Remove previous issues from use.
- ☐ A partial revision. Remove previous issues of corresponding sheets / pages from use.
- ☐ Not for construction.

02	2014/07/01	ISSUED FOR BUILDING PERMIT
01	2014/02/07	ISSUED FOR DESIGN REVIEW
00		DESCRIPTION



**NOVATION**  
 101 - 104 ELWORTHY DR. SUITE 303  
 KELLOWNA B.C. V1Y 9T1

project title

7500 Goudie Road near Rich, British Columbia  
 project no. 1727

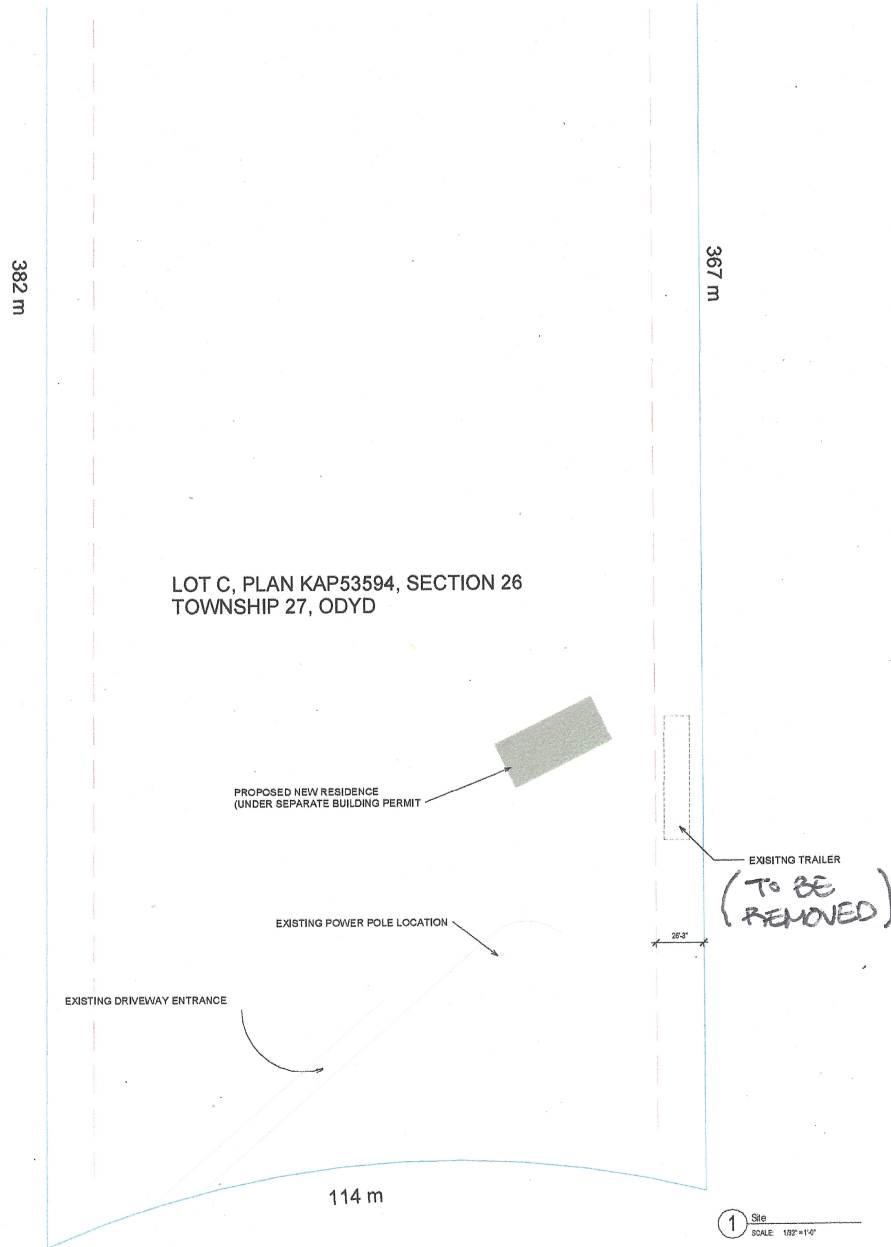
drawing title  
**SITE PLAN**

designed	PS	scale	1/32" = 1'-0"
drawn	PS		
checked	PS		
drawn by			

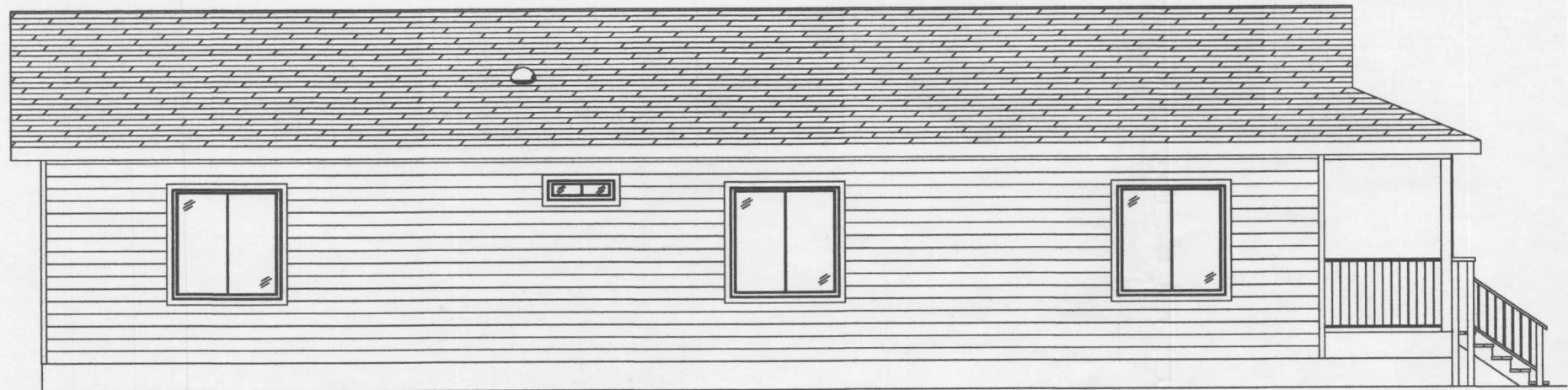
**A1.01**

date 2015-05-19 10:40 AM

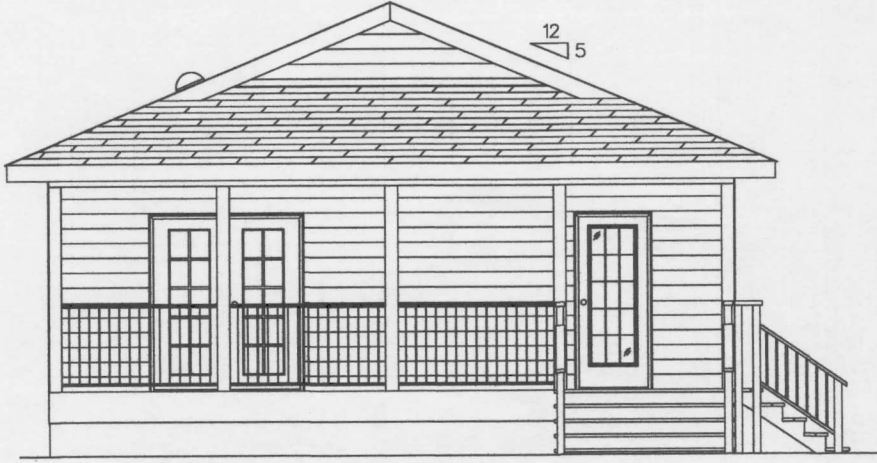
ISSUED FOR BUILDING PERMIT



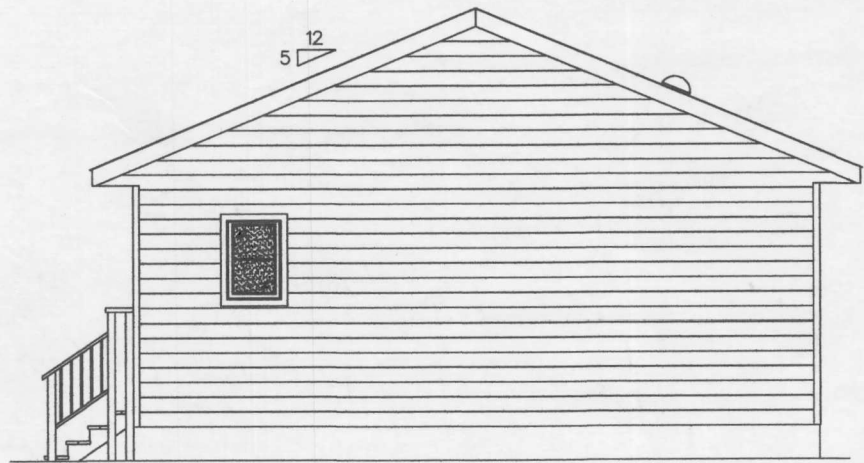
CUSTOM PRINT



FRONT SIDE ELEVATION



FRONT END ELEVATION



BACK END ELEVATION



BACK SIDE ELEVATION

NOTES: MODULINE ASSUMES NO RESPONSIBILITY FOR  
FIRE SEPARATION, SEISMIC OR DOOR/WINDOW  
FENESTRATION REQUIREMENTS.  
CONSULT YOUR LOCAL BUILDING OFFICIAL OR  
ENGINEER OF RECORD TO CONFIRM.  
SHOWN OPTIONS ARE NOT INCLUDED IN PRICING

upper floor - principal  
dwelling elevations

Any renderings and depictions are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the Units. Moduline Industries expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, furniture, finishes, lighting, plumbing fixtures, soffits, floor coverings and other matters of detail are conceptual only and are not necessarily included in each Unit. Consult your Purchase Agreement and the Offering Documents for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction.



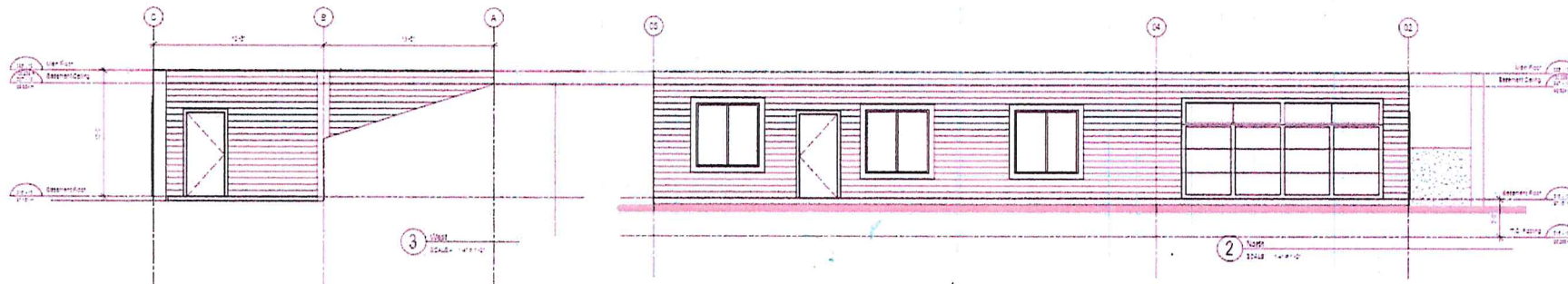
MODULINE PENTICTON  
P.O. BOX 190  
1175 RAILWAY STREET  
PENTICTON, B.C. V2A 6K3  
(250) 493-0122

CUSTOMER: \_\_\_\_\_  
SIGN  
DEALER: \_\_\_\_\_  
SIGN  
DATE: \_\_\_\_\_

DEALER CHANGE REQUEST

A  
B  
C

TITLE: CORNERSTONE  
DRAWING NO.  
Q10804E-CUSTOM-ELEVATION  
DRAWN BY: K.E.A.  
DATE: 09/28/2017

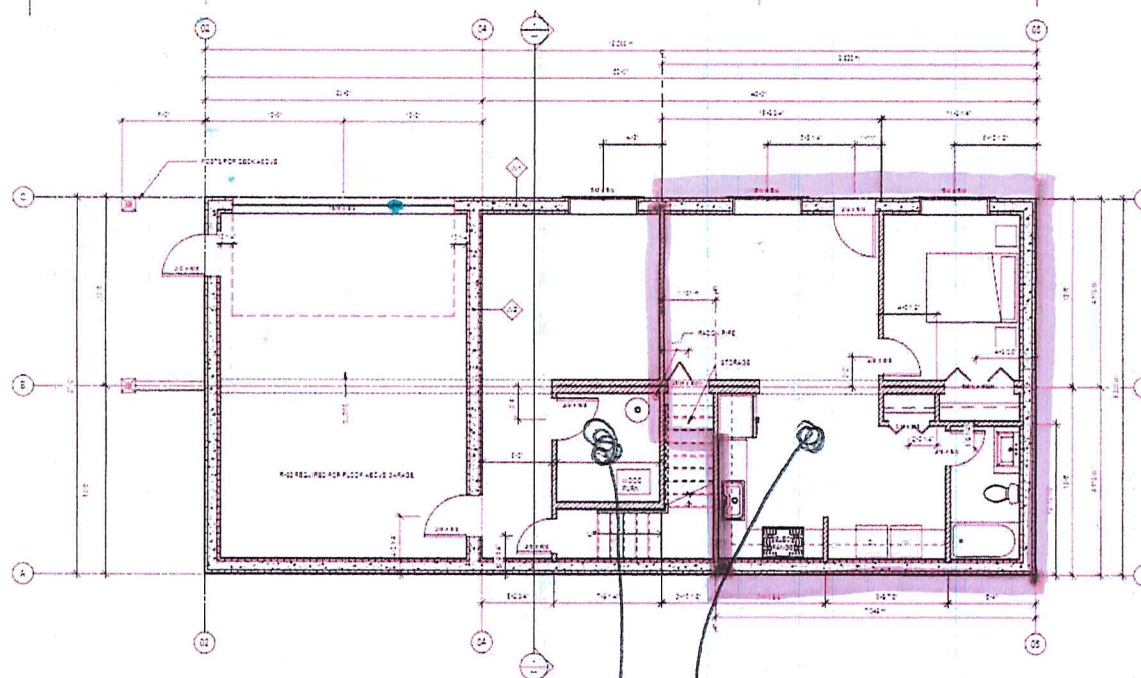


V1	Material	RSI
Outside Air Film	Air Film	0.3
Cladding	Acrylic Stucco	
Insulation	2.25" RSI Insulation	2.05
Concrete Wall	9" Concrete Wall	
Insulation	2.25" RSI Insulation	2.05
Sheathing	1/2" Gypsum Wall Board	0.05
Interior Air Film	Air Film	1.1
Required RSI value		2.00
Total Effective RSI value of assembly		5.52

5 RSI-2  
SCALE: 1/4" = 1'-0"

V12	Material	RSI
Outside Air Film	Air Film	0.3
Sheathing	1/2" Gypsum Wall Board	0.05
Insulation	2.25" RSI Insulation	2.05
Concrete Wall	9" Concrete Wall	
Insulation	2.25" RSI Insulation	2.05
Sheathing	1/2" Gypsum Wall Board	0.05
Interior Air Film	Air Film	1.1
Required RSI value		2.00
Total Effective RSI value of assembly		5.52

4 RSI-1  
SCALE: 1/4" = 1'-0"



1 Basement Floor  
SCALE: 1/4" = 1'-0"



NOTES:  
1. All dimensions are in Imperial units.  
2. All dimensions are to the center of the wall unless otherwise noted.  
3. All dimensions are to the center of the door unless otherwise noted.  
4. All dimensions are to the center of the window unless otherwise noted.  
5. All dimensions are to the center of the roof unless otherwise noted.  
6. All dimensions are to the center of the floor unless otherwise noted.  
7. All dimensions are to the center of the ceiling unless otherwise noted.  
8. All dimensions are to the center of the foundation unless otherwise noted.  
9. All dimensions are to the center of the structure unless otherwise noted.  
10. All dimensions are to the center of the building unless otherwise noted.

LEGEND:  
1. All dimensions are in Imperial units.  
2. All dimensions are to the center of the wall unless otherwise noted.  
3. All dimensions are to the center of the door unless otherwise noted.  
4. All dimensions are to the center of the window unless otherwise noted.  
5. All dimensions are to the center of the roof unless otherwise noted.  
6. All dimensions are to the center of the floor unless otherwise noted.  
7. All dimensions are to the center of the ceiling unless otherwise noted.  
8. All dimensions are to the center of the foundation unless otherwise noted.  
9. All dimensions are to the center of the structure unless otherwise noted.  
10. All dimensions are to the center of the building unless otherwise noted.

NOVATIO  
10111 101st Avenue SE Suite 2  
Kelowna, BC V1Y 1Y1  
Tel: 250.860.1111  
Fax: 250.860.1112  
Email: info@novatio.ca  
Website: www.novatio.ca

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Tel: 250.860.1111  
Fax: 250.860.1112  
Email: info@novatio.ca  
Website: www.novatio.ca





## 7520 Goudie Road

Views of the property.

**Top:** view from road looking south

**Middle:** view from residence to road

**Bottom:** view onto fields





7520 Goudie Road  
Buildings on the land



Principal dwelling

Single wide mobile home (to be relocated and attached to the principal dwelling), wood shed and edge of the tractor shed



Tractor shed and storage



**3.16 Secondary Suites**

A secondary suite is subject to the following regulations:

Bylaw  
1195-06

- 3.16.1 A secondary suite is added to the list of permitted uses in the LH, RA, SH-1, SH-2 and CR land use designations if the designation has an “s” notation shown on Schedule ‘B’ (Land Use Designation Maps) of the Joe Rich Rural Land Use Bylaw No. 1195, 2007, as part of the land use identification. The “s” notation shall be shown on Schedule B the Land Use Designation Map as follows: LHs, RAs, SH-1s, SH-2s and CRs. An “s” classification on a parcel shall be established by redesignating the subject parcel to the “s” version of the land use designation. The regulations set out for the “s” version of the land use designation will be the same as the regulations for the version without the “s”, except for the addition of secondary suite as a permitted use.
- 3.16.2 The secondary suite shall have its own separate cooking, sleeping and bathing facilities.
- 3.16.3 The secondary suite shall have direct access to outside without passing through any part of the single family dwelling.
- 3.16.4 The secondary suite shall be located within a single family dwelling.
- 3.16.5 No more than one secondary suite is permitted per single family dwelling.
- 3.16.6 The secondary suite shall not exceed the lesser of 90 m<sup>2</sup> (968.8 sq. ft.) or 40% of the gross floor area of the single family dwelling.
- 3.16.7 A bed and breakfast is not permitted if a secondary suite exists.
- 3.16.8 A bed and breakfast is not permitted within a secondary suite.
- 3.16.9 A home occupation is permitted within a secondary suite.
- 3.16.10 One parking space per secondary suite is required in addition to those required for the single family dwelling.
- 3.16.11 Secondary suites shall comply with all relevant Regional District bylaws and the BC Building Code.
- 3.16.12 No secondary suite will be permitted without connection to a community sanitary sewer unless the parcel meets the requirements of Interior Health for on site sewage disposal for the secondary suite.



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**REGIONAL DISTRICT OF CENTRAL OKANAGAN**  
**BYLAW NO. 1195-16**  
**A Bylaw to Amend Joe Rich Rural Land Use Bylaw 1195, 2007**

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WHEREAS the Regional Board of the Regional District of Central Okanagan is desirous of amending Joe Rich Rural Land Use Bylaw No. 1195 under the provisions of the Local Government Act.

NOW THEREFORE the Regional Board of the Regional District of Central Okanagan, in an open meeting enacts as follows:

1. **This bylaw shall be cited as Joe Rich Rural Land Use Bylaw No. 1195-16.**
2. **That the Regional District of Central Okanagan Joe Rich Rural Land Use Bylaw No. 1195, 2007 is hereby AMENDED by the following and forms a part of this bylaw:**

2.1 Amending **SECTION 2 – PART 1 – Definitions**

- 2.1.1 In the appropriate alphabetical order **ADDING** the new definition: “Breezeway means a connection between buildings that is not heated or insulated and is not restricted by intervening doors.”
- 2.1.2 In the appropriate alphabetical order **ADDING** the new definition: “Private Water Source means a water supply from a well or a surface water, not from a community water system, that serves a single parcel of land.”
- 2.1.3 **AMENDING** the “On-Site Sewage Disposal” definition to the following new definition: “On-Site Sewage Disposal means a system for treating domestic sewage that uses one or more treatment methods and a discharge area, but does not include a holding tank or a privy, and is consistent with the British Columbia Ministry of Health (Health Protection Branch) Sewerage Standard Practices Manual”.

2.2 Amending **SECTION 2 – PART 3 – General Requirements**

- 2.2.1 By **REMOVING** SECTION 3.16 Secondary Suites in its entirety, and **REPLACING** with the following:

“Section 3.16 Secondary Suites

A secondary suite is subject to the following regulations:

1. A secondary suite is added to the list of permitted uses in the LH, RA, SH-1, and SH-2 land use designations if the designation has an “s” notation shown on Schedule ‘B’ (Land Use Designation Maps) of the Joe Rich Rural Land Use Bylaw No. 1195, 2007, as part of the land use identification. The “s” notation shall be shown on Schedule B the Land Use Designation Map as follows: LHs, RAs, SH1s, and SH-2s. An “s” classification on a parcel shall be established by redesignating the subject parcel to the “s” version of the land use designation. The regulations set out for the “s” version of the land use designation will be the same as the

regulations for the version without the “s”, except for the addition of secondary suite as a permitted use.

2. The secondary suite shall have its own separate cooking, sleeping and bathing facilities.
3. The secondary suite shall have direct access to outside without passing through any part of the single family dwelling.
4. The secondary suite shall be located within a single family dwelling.
  - a) The secondary suite shall be connected to a single family dwelling by an enclosed, conditioned space.
  - b) The gross floor area of the connection shall be included in the calculation of gross floor area of the secondary suite.
  - c) The secondary suite shall not be connected to a single family dwelling by a breezeway.
5. No more than one secondary suite is permitted per parcel.
6. The secondary suite shall not exceed 90 m<sup>2</sup> (968.8 sq. ft.) or 40% of the gross floor area of the single family dwelling, whichever is less.
7. A secondary suite is not permitted in conjunction with a bed and breakfast.
8. A secondary suite is not permitted if an additional dwelling unit exists.
9. A home occupation is permitted within a secondary suite.
10. One parking space for the secondary suite is required in addition to those required for the single family dwelling.
11. The secondary suite must be serviced by a community water system or a private water source.
  - a) For a community water system, written authorization permitting the secondary suite from the service provider is required.
  - b) For a private water source, a copy of the Water License, if applicable under the Water Sustainability Act, is required.
12. The secondary suite must be connected to a community sewer system or serviced by an on-site sewage disposal system, subject to the following:
  - a) For community sewer system, written authorization permitting the secondary suite from the service provider is required.
  - b) For on-site sewage disposal, written confirmation is required from an Authorized Person under the Public Health Act: Sewerage System Regulation which includes:
    1. For lots with an existing on-site sewage disposal system, a Compliance Inspection report must indicate that the existing system is capable of processing the daily domestic sewerage flow for both dwelling units and demonstrates the existing system meets today's standards and can be expanded for the new Daily Design Flow and room on the property for a back-up type 1 trench system.

2. For lots without an existing on-site sewage disposal system, a primary and reserve area for type 1 trench disposal for intended Daily Design Flow.

13. Secondary suites must comply with all relevant Regional District bylaws and the B.C. Building Code.

14. A secondary suite is a permitted use for the following properties:

Lot A, Plan KAP62177, District Lot 4052, ODYD

Lot 2, Plan KAP35452, District Lot 2182, ODYD

Lot 2, Plan KAP4556, District Lot 4084, ODYD

READ A FIRST TIME this 9th day of May 2019

PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT this \_\_\_\_\_  
day of \_\_\_\_\_

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_

Approved under the Transportation Act this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Ministry of Transportation & Infrastructure

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Director of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Joe Rich Rural Land Use Bylaw  
No. 1195-16 as read a third time by the Regional District of Central Okanagan the \_\_\_\_\_  
day of \_\_\_\_\_

Dated at Kelowna, this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Director of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Joe Rich Rural Land Use Bylaw No. 1195-16 which was Adopted by the Regional District of Central Okanagan on the \_\_\_\_\_ day of \_\_\_\_\_

Dated at Kelowna, this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Director of Corporate Services

H:\Planning\3360-Zoning\20-Applications\2017\Z17-05 (Sec Suites)\Bylaw\Bylaw 1195-16.docx