



REGIONAL DISTRICT OF CENTRAL OKANAGAN
REGULAR BOARD MEETING
AGENDA

Monday, January 25, 2021

7:00 p.m.

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

Pages

1. CALL TO ORDER

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

In accordance with the most recent Provincial Health Officer Order regarding gatherings and events, the public is currently not permitted to attend Board meetings in-person.

As an open meeting, a live audio-video feed is being broadcast and recorded on rdco.com.

Roll Call

2. ADDITION OF LATE ITEMS

3. ADOPTION OF THE AGENDA

(All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1)

Recommended Motion:

THAT the agenda be approved.

4. ADOPTION OF MINUTES

4.1. Regional Board Meeting Minutes - January 14, 2021

3 - 8

(All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1)

Recommended Motion:

THAT the Regional Board meeting minutes of January 14, 2021 be adopted.

5. CORPORATE SERVICES

5.1. **Video Highlights - 4th Quarter 2020**

(All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1)

Recommended Motion:

THAT the video highlights of RDCO services during the 4th quarter of 2020 be received.

6. **COMMUNITY SERVICES**

6.1. **Joe Rich Rural Land Use Bylaw No. 1195-24 - First Reading**

9 - 21

For K. & P. Bartha, 8991 Highway 33E, Central Okanagan East Electoral Area - To permit a secondary suite be redesignating the subject property from SH-2 Small Holdings 2 to SH-2s Small Holdings 2 (Secondary Suite)

(Custom Vote - Electoral Area & Kelowna Fringe Area - 1 Director, 1 Vote, Simple Majority)

Recommended Motion:

THAT Joe Rich Rural Land Use Amendment Bylaw No. 1195-24 for K. & P. Bartha located at 8991 Highway 33 E be given first reading;

AND FURTHER THAT scheduling of a Public Hearing for application RLUB-20-02 be withheld until such time that RDCO staff are in receipt of approval of the Controlled Access Permit from the Ministry of Transportation and Infrastructure.

6.2. **Zoning Amendment Bylaw No. 871-264 - First Reading**

22 - 37

For M. Basra, adjacent to Old Vernon Road and Black Road, Central Okanagan East Electoral Area - to permit a secondary suite by rezoning the subject property from A1 Agricultural to A1s Agricultural (Secondary Suite)

(Custom Vote - Electoral Areas and Kelowna Fringe Area - 1 Director, 1 Vote, Simple Majority)

Recommended Motion:

THAT Zoning Amendment Bylaw No. 871-264 for M. Basra located at Lot 1, District Lot 121, ODYD, Plan 15442, be given first reading;

AND FURTHER THAT scheduling of a Public Hearing for application Z20/06 be withheld until such time that a covenant has been registered on title recognizing the location of the subject property within an area that is actively farmed and subject to various disturbances resulting from normal farm operations.

7. **NEW BUSINESS**

8. **DIRECTOR ITEMS**

9. **ADJOURN**

Minutes of the *REGIONAL BOARD MEETING* of the Regional District of Central Okanagan held at the Regional District offices, 1450 KLO Road, Kelowna, B.C. on Thursday, January 14, 2021

Directors: J. Baker (District of Lake Country)
M. Bartyik (Central Okanagan East Electoral Area)
C. Basran (City of Kelowna)
W. Carson (Central Okanagan West Electoral Area)
M. DeHart (City of Kelowna)
C. Fortin (District of Peachland) (*attended electronically*)
G. Given (City of Kelowna)
C. Hodge (City of Kelowna) (*attended electronically*)
S. Johnston (City of West Kelowna) (*attended electronically*)
G. Milsom (City of West Kelowna)
B. Sieben (City of Kelowna)
L. Stack (City of Kelowna) (*attended electronically*)
L. Wooldridge (City of Kelowna)

Absent: J. Coble (Westbank First Nation)

Staff: B. Reardon, Chief Administrative Officer
J. Foster, Director of Communications & Information Services
C. Griffiths, Director of Economic Development/Bylaw Services (*attended electronically*)
D. Komaike, Director of Engineering Services
M. Kopp, Director of Parks Services
M. Rilkoff, Director of Financial Services (*attended electronically*)
M. Drouin, Manager-Corporate Services (recording secretary)

1. CALL TO ORDER

Chair Given called the meeting to order at 11:25 a.m.

The meeting is being held on the traditional territory of the syilx/Okanagan Peoples.

In accordance with the most recent Provincial Health Officer Order regarding gatherings and events, the public is currently not permitted to attend Board meetings in-person.

As an open meeting, a live audio-video feed is being broadcast and recorded on rdco.com.

2. ADDITION OF LATE ITEMS

There were no late items for the agenda.

3. ADOPTION OF THE AGENDA

(All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1)

#01/21 BARTYIK/DEHART

THAT the agenda be adopted.

CARRIED Unanimously

4. ADOPTION OF MINUTES

4.1 Regional Board Meeting Minutes – December 7, 2020 *(All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1)*

#02/21 BAKER/CARSON

THAT the Regional Board meeting minutes of December 7, 2020 be adopted.

CARRIED Unanimously

5. CORRESPONDENCE

5.1. Southern Interior Local Government Association (SILGA), Call for Nominations/Call for Resolutions/Constitution Amendments *(All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1)*

#03/21 BAKER/HODGE

THAT the correspondence from the Southern Interior Local Government Association regarding 2021 Call for Nominations, Call for Resolutions and Constitution Amendments be received for information.

CARRIED unanimously

6. CORPORATE SERVICES

6.1. North Westside Provincial Restructure Planning Grant Standing Committee Terms of Reference *(All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1)*

Staff report dated January 6, 2021 outlined the draft Terms of Reference for the newly created Chair's standing committee. Vice-Chair Milsom will Chair this committee. The inaugural meeting will take place January 20th.

#04/21 CARSON/BAKER

THAT the Regional Board endorse the Terms of Reference for the North Westside Provincial Restructure Planning Grant Standing Committee.

CARRIED unanimously

7. FINANCIAL SERVICES

- 7.1. RDCO 2020 - 2024 Financial Plan Amending Bylaw No 1472 **1st, 2nd and 3rd readings and Adoption** (*All Directors - Weighted Vote - Majority - LGA 210/214-2/3^d*)

Staff report dated January 6, 2021 outlined the amendment to the 2020-2024 Financial Plan to move website costs for each year in 2020 and 2021 from capital to operating.

Director Milsom entered the meeting at 11:30 a.m.

#05/21 WOOLDRIDGE/BAKER

THAT Regional District of Central Okanagan 2020 – 2024 Financial Plan Amendment Bylaw No. 1472, 2021 be given first, second and third readings and adopted.

CARRIED unanimously

- 7.2. BDO Audit Plan Report (*All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1*)

Staff report dated December 15, 2020 outlined the auditors planning report for the 2020 fiscal year audit.

#06/21 BAKER/HODGE

THAT the Board receives for information BDO's 2020 Planning Report dated December 7, 2020;

AND FURTHER THAT the Board does not have any further direction or questions for the auditors at this time

CARRIED unanimously

8. PARK SERVICES

- 8.1. RDCO Scenic Canyon Regional Parkland Exchange Bylaw No. 1473, 2021, **1st, 2nd and 3rd Readings** (*All Directors - Stakeholder Weighted Vote - Majority - LGA 209*)

Staff report dated December 21, 2020 presented the proposed bylaw for exchange of parkland in Scenic Canyon Regional Park. As per the *Local Government Act* in order to dispose of park land, the Regional District is required to seek elector assent. This will be done through an Alternative Approval Process.

Staff outlined the background and reasons for the proposed park land exchange.

#07/21

BAKER/STACK

THAT Regional District of Central Okanagan Scenic Canyon Parkland Exchange Bylaw No. 1473, 2021 be given first, second and third readings.

CARRIED unanimously

9. NEW BUSINESS

- 9.1. Alternative Approval Process for Scenic Canyon Parkland Exchange - Bylaw No. 1473, 2021 (*All Directors - Stakeholder Weighted Vote - Majority - LGA 209*)

Staff report dated January 6, 2021 outlined the Alternative Approval Process to be undertaken to determine the opinion of the electorate of the entire Central Okanagan in relation to the exchange of parkland at Scenic Regional Park. Bylaw No. 1473 was given three readings and staff will now proceed with the AAP, closing date of March 1, 2021.

#08/21

BAKER/STACK

THAT the Regional Board authorizes staff to undertake an Alternative Approval Process in the entire Central Okanagan service area to determine the opinion of the electors with regard to Regional District of Central Okanagan Scenic Canyon Parkland Exchange Bylaw No. 1473, 2021;

AND FURTHER THAT the Regional Board approves the following with regard to Regional District of Central Okanagan Scenic Canyon Parkland Exchange Bylaw No. 1473, 2021:

1. That the deadline for receiving elector responses be 4:00 pm on March 1, 2021;
2. That the Elector Response Form be approved; and
3. That the estimated number of eligible voters to which the Alternative Approval Process applies be established at 205,983.

CARRIED unanimously

9.2. Rise and Report from the Governance and Services Committee -
January 14, 2021

9.2.1. 2021 - 2022 Electoral Area Communications Strategy (*All
Directors - Unweighted Corporate Vote - Simple Majority - LGA
208.1*)

#09/21 BARTYIK/CARSON

THAT the Regional Board endorse the 2021-2022 Electoral Area
Communications Strategy.

CARRIED unanimously

9.2.2. Economic Development Commission's 2021 Priorities Plan (*All
Directors - Unweighted Corporate Vote - Simple Majority - LGA
208.1*)

#10/21 BAKER/MILSOM

THAT the Regional Board approve the Central Okanagan Economic Development
Commission's 2021 Priorities Plan.

CARRIED (opposed Sieben)

#11/21 SIEBEN/BARTYIK

THAT the summary of EDC's 2021 Priorities items discussed at today's
Governance & Services Committee meeting be brought forward to the Board for
further consideration including any potential resource requirements.

CARRIED unanimously

10. BUSINESS ARISING

10.1. RDCO East Trunk Development Cost Charges Bylaw No. 1463,
2020 – **Adoption** (*Stakeholder Vote - Weighted, West Kelowna,
Majority - LGA 209*)

#12/21 MILSOM/JOHNSTON

THAT RDCO East Trunk Development Cost Charges Bylaw No. 1463, 2020 be
adopted.

CARRIED unanimously

11. DIRECTOR ITEMS

- No items for discussion

12. ADJOURN IN CAMERA

(All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1)

#13/21

WOOLDRIDGE/SIEBEN

THAT Pursuant to Section 90 (1)(k) of the Community Charter the Regional Board adjourn and convene to a closed to the public meeting - 'In Camera' session to discuss:

- negotiations and related discussions respecting the proposed provision of a service that are at their preliminary stages and that, in the view of the Regional Board, could reasonably be expected to harm the interests of the Regional District if they were held in public.

CARRIED unanimously

There being no further business the meeting was adjourned at 11:55 a.m.

CERTIFIED TO BE TRUE AND CORRECT

G. Given (Chair)

Brian Reardon (Chief Administrative Officer)



Regional Board Report

TO: Regional Board

FROM: Todd Cashin
Director of Community Services

DATE: January 25, 2021

SUBJECT: Joe Rich Rural Land Use Bylaw Amendment (RLUB-20-02)
K. & P. Bartha, 8991 Highway 33 E
Central Okanagan East Electoral Area

Voting Entitlement: *Custom Vote—Electoral Areas & Kelowna Area—1 Director, 1 Vote – Simple Majority*

Purpose: To permit a secondary suite by re-designating the subject property from SH-2 Small Holdings 2 to SH-2s Small Holdings 2 (Secondary Suite).

Executive Summary:

The owners of 8991 Highway 33 E would like to add a secondary suite within their single detached house. The parcel is currently designated SH-2 Small Holdings 2, 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 and Planning Services staff are supportive of the application.

RECOMMENDATION:

THAT Joe Rich Rural Land Use Amendment Bylaw No. 1195-24 for K. & P. Bartha located at 8991 Highway 33 E be given first reading;

AND FURTHER THAT scheduling of a Public Hearing for application RLUB-20-02 be withheld until such time that RDCO staff are in receipt of approval of the Controlled Access Permit from the Ministry of Transportation and Infrastructure.

Respectfully Submitted:

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

Todd Cashin
Director of Community Services

Approved for Board's Consideration

A handwritten signature in black ink, appearing to read "Brian Reardon".

Brian Reardon, CAO

Prepared by: Danika Dudzik, Senior Planner

Implications of Recommendation:

Strategic Plan:	Granting first reading of the bylaw amendment achieves the Regional Board Strategic Priorities 2019-2022 with respect to “Sustainable Communities”.
Policy:	Granting first reading of the bylaw amendment complies with: <ul style="list-style-type: none"> • Regional Growth Strategy Bylaw No. 1336, and • Joe Rich Rural Land Use Bylaw No. 1195.
Legal/Statutory Authority:	Granting first reading of the bylaw amendment is in compliance with <i>Local Government Act</i> , Sections 457 and 479: <ul style="list-style-type: none"> • The provisions of a rural land use bylaw are deemed to be provisions of a zoning bylaw. • A local government may regulate the use of land, buildings and structures within a zone.

Background:

The property is currently developed with one single detached house and accessory structures (barns and out buildings).

The owners have recently received a building permit from Inspections Services staff to construct a 1,563 ft² 2 storey addition to the existing single detached house.

Proposal:

The owners are proposing to add a secondary suite within part of the single family dwelling addition.

The Rural Land Use Bylaw amendment and all requirements of a Building Permit must be met prior to final occupancy approval being granted by the Regional District. Based on the proposal and supporting technical documentation, adequate on-site parking is achievable for the residence and secondary suite and servicing requirements for water and wastewater have been addressed.

Regional Board Strategic Priorities 2019-2022:

RDCO's strategic priorities, developed by the Regional Board, speak to important goals, services and needs on which the Board wishes to focus the organization's attention and resources. Sustainable Communities has been identified as a priority:

- We will initiate and support efforts to create a healthy built environment in which all people throughout the region enjoy a high quality of life with access to safe neighbourhoods including a diverse range of housing options.

Joe Rich Rural Land Use Bylaw No. 1195:

The provision of a secondary suite is subject to the regulations identified in Section 3.16 of Joe Rich Rural Land Use Bylaw No. 1195. These regulations were recently amended by the Regional Board to strengthen servicing requirements and reflect new design and construction requirements for secondary suites in accordance with the BC Building Code. The Board adopted Bylaw No. 1195-22 on February 24, 2020.

In addition, 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;
- 3.2.5 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; and,
- 9.2.10 Protect the drinking water quality and quantity in the community when considering additional uses or development.

Site Context:

The property is located within the Joe Rich Area. The parcel is serviced by a private water source and on-site sewerage disposal system. In accordance with the Joe Rich Rural Land Use Bylaw No. 1195, the property is affected by a number of Development Permits.

Additional Information:

Owners/Agent:	K. & P. Bartha
Address:	8991 Highway 33 E
Legal Description:	Lot A, District Lot 4051, ODYD, Plan 34622
Lot Size:	+/- 2.72 ha (6.73 acres)
Joe Rich Rural Land Use Designation:	SH-2 Small Holdings 2
Sewage Disposal:	Septic system
Water Supply:	Onsite water service (private well)
Existing Use:	Rural residential
Surrounding Uses:	North: Highway 33 / Rural residential South: Crown land / Mission Creek East: Crown land West: Rural residential
A.L.R.:	Not within the A.L.R.
Fire Protection:	Joe Rich Fire Protection Area

RDCO TECHNICAL COMMENTS:

Planning Services staff advises that the addition to accommodate the secondary suite is proposed outside of the Slope Stability, Sensitive Terrestrial, and Sensitive Aquatic Development Permit Areas and therefore a Development Permit application is not required. However, as the subject property is located within a Wildfire Interface area, plans for construction submitted for a building permit must show compliance with the “Wildfire Interface Development Permit Design Guidelines” of the Joe Rich Rural Land Use Bylaw; and, a restrictive covenant must be registered on the title of the property in order to ensure that future property owners are aware of and obligated to the wildfire hazard reduction measures.

Inspections Services staff advises there is currently an active building permit associated with subject property (Building Permit #8210/20) for an addition to a single family dwelling.

Provisions for upgrading the on-site sewerage system were approved and registered with Interior Health. Further, the upgrade will accommodate the proposed secondary suite.

Secondary suite requirements will be dealt with through the building permit process to ensure compliance with the BC Building Code. Inspections Services staff will ensure that on-site sewerage system requirements are addressed in conjunction with the Building Permit process.

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

AGENCY REFERRAL COMMENTS:

Ministry of Transportation and Infrastructure staff advises there are no concerns with the proposal subject to the property owners submitting a Provincial Public Highway Permit Application for a Controlled Access Permit prior to Ministry signature on the bylaw.

The property is located within 800 metres of a Controlled Access Highway. As such, the bylaw must be forwarded to the Ministry for signature after it has achieved 3rd reading.

FortisBC advises that there are primary distribution facilities along Highway 33. The applicant is responsible for costs and land right requirements associated with changes to the existing servicing. For any changes to the existing service, the applicant must contact an FBC(E) designer regarding design, servicing solutions, and land right requirements.

Unaffected Agencies include City of Kelowna, Telus, and Interior Health Authority.

External Implications:

Any correspondence received from the public will be provided to the Board as part of a future public hearing report.

Alternative Recommendation:

THAT Joe Rich Rural Land Use Amendment Bylaw No. 1195-24 is not given first reading.

Considerations not applicable to this report:

- Legal/Statutory Authority
- Financial Considerations
- Organizational Issues

Attachment(s):

- Bylaw No. 1195-24
- Orthophoto Map
- Addition to Single Detached House
- Secondary Suite Floorplan – Proposed
- Bylaw No. 1195, Section 3.16 Secondary Suites

REGIONAL DISTRICT OF CENTRAL OKANAGAN

BYLAW NO. 1195-24

A Bylaw to Amend Joe Rich Rural Land Use Bylaw 1195, 2007

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. 1195-24.**
2. **That the Joe Rich Rural Land Use Bylaw No. 1195, 2007 is hereby AMENDED by designating Lot A, District Lot 4051, ODYD, Plan 34622 as shown on Schedule 'A' attached to and forming part of this bylaw from SH-2 Small Holdings 2 to SH-2s Small Holdings 2 (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 _____ day of _____

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
Amendment Bylaw No. 1195-24 as read a third time by the Regional District of Central
Okanagan on the _____ day of _____

Dated at Kelowna, this _____ day of _____

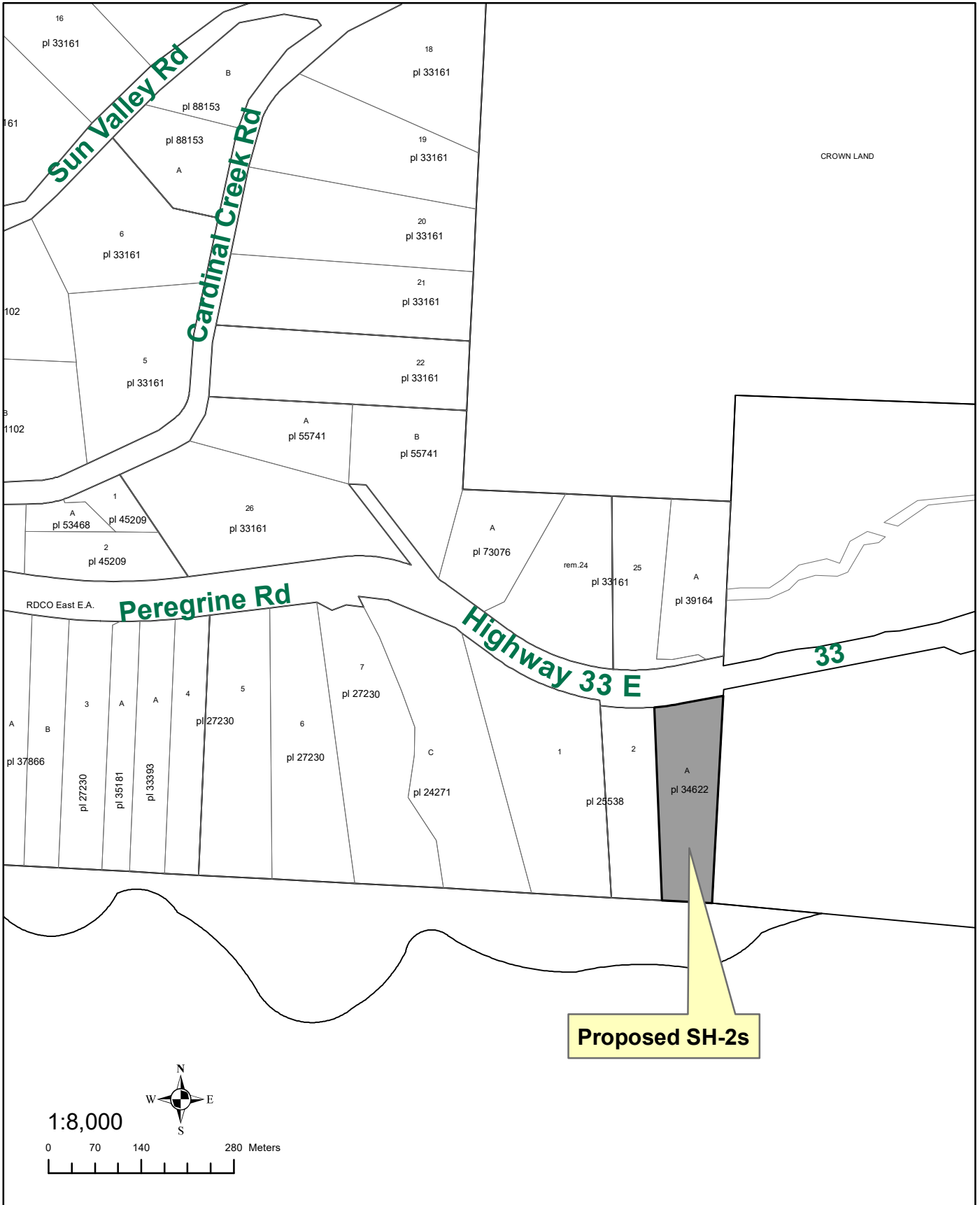
Director of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Joe Rich Rural Land Use
Amendment Bylaw No. 1195-24 which was Adopted by the Regional District of Central
Okanagan on the _____ day of _____

Dated at Kelowna, this _____ day of _____

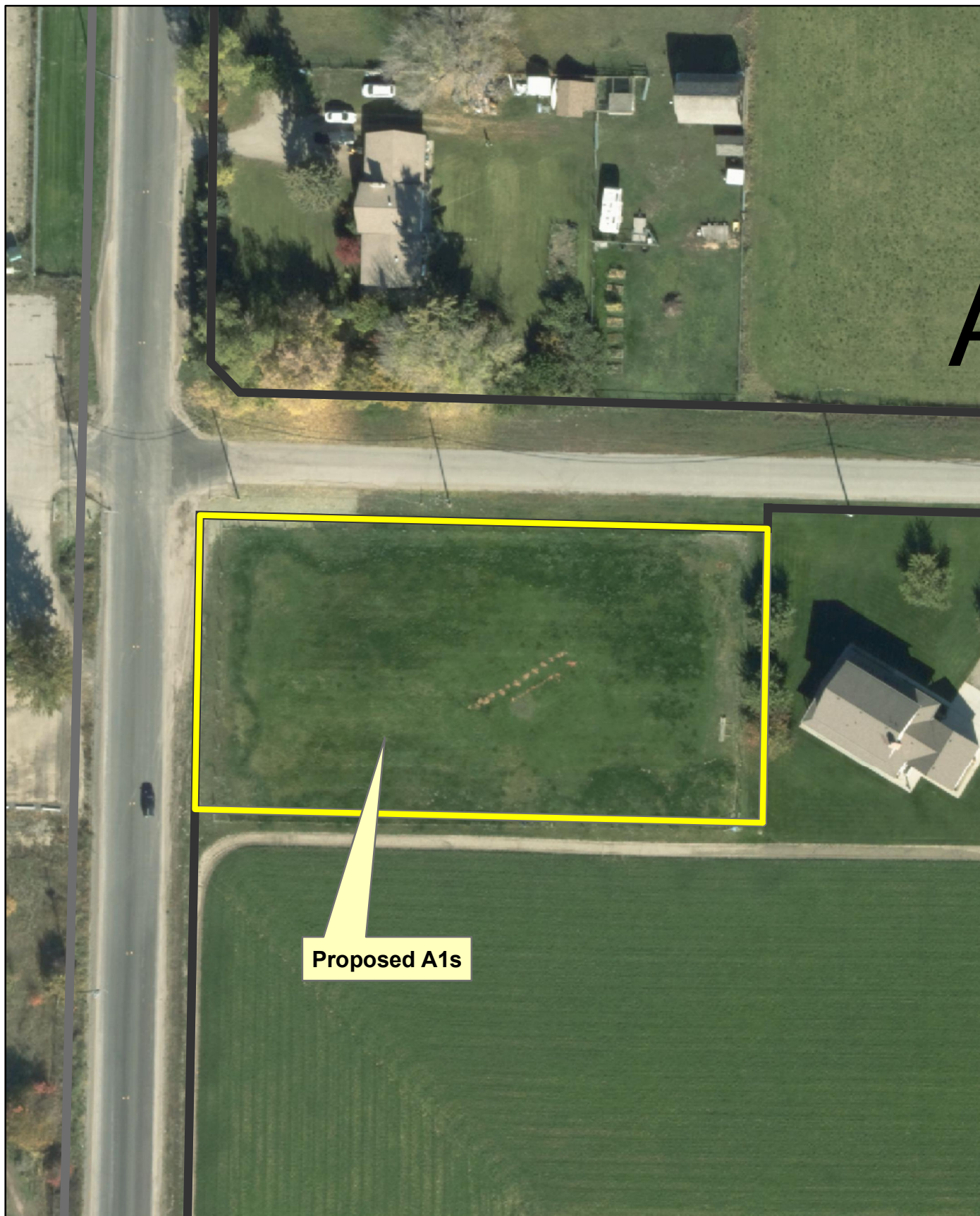
Director of Corporate Services

SCHEDULE 'A'



I hereby certify this to be a true and correct copy of Schedule 'A' as described in Bylaw No. 1195-24 and read a third time by the Regional District of Central Okanagan on the day of

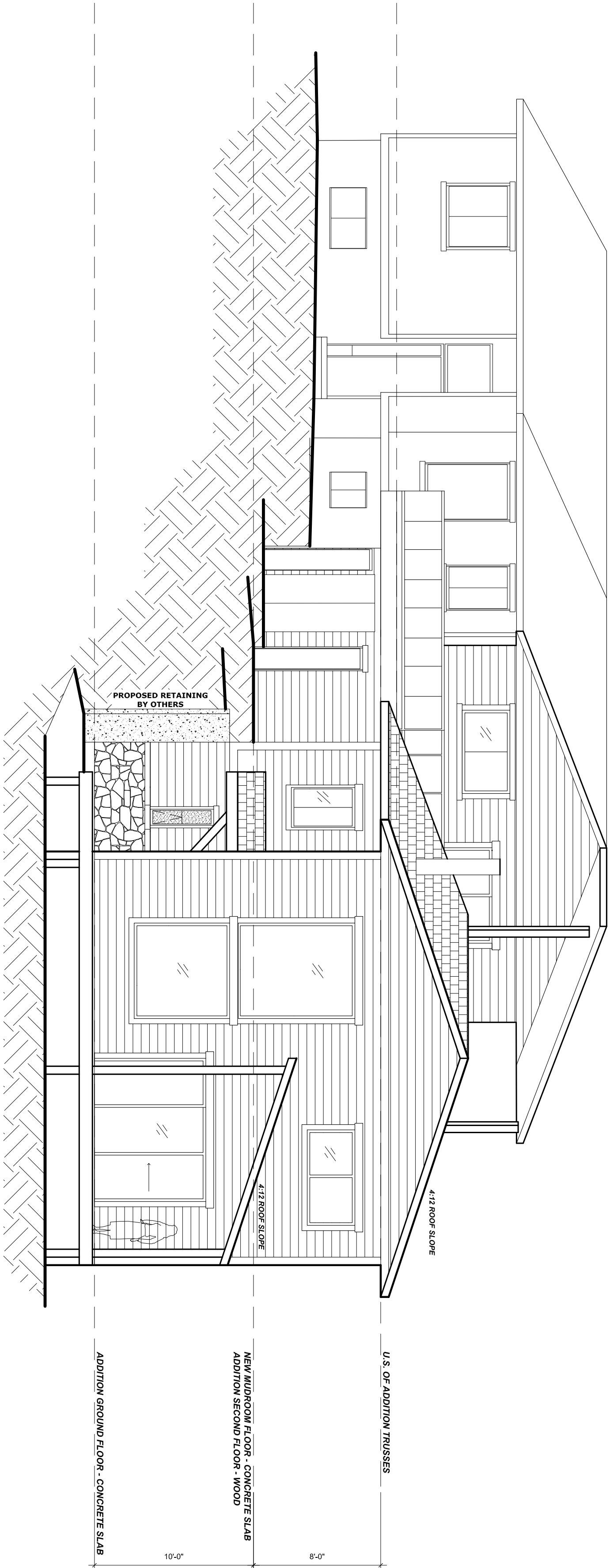
ORTHOPHOTO



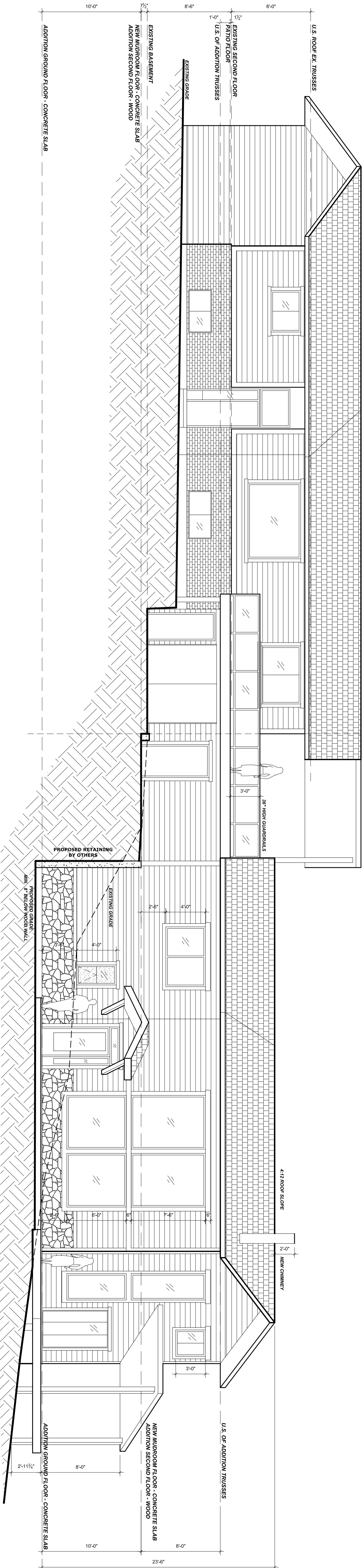


MATERIALS:
- ALL NEW TO MATCH EXISTING COLORS AND FINISHES.
- 1x4 & 1x6 TYP / PASCIA BOARDS THROUGHOUT
- 4x4 TYPIC PASTIC FIELD STONE VENEER
- WINDOW & DOOR FRAMES TO MATCH EXISTING
- NEW GUARDRAILS PER OWNER

8, 10, 15 SPATIAL SEPARATION
- 3, 10, 15, 3 - 3 MINUTE RESPONSE TIME
- 100% OPENINGS PERMITTED
- NORTH ELEVATION: 22m2 L.O. OF 100%, 100% OPENINGS
- EAST ELEVATION: OVER 100m2 (25m2) L.O. OF 100%, 100% OPENINGS
- SOUTH ELEVATION: 100% PROPOSED
- 100% OPENINGS PERMITTED



2 SIDE / SOUTH ELEVATION
Scale: 1/4" = 1'-0"



1 FRONT / WEST ELEVATION
Scale: 1/4" = 1'-0"

THIS DRAWING MUST NOT BE SCALED
VERIFY ALL DIMENSIONS AND DATUMS
PRIOR TO COMMENCEMENT OF WORK
REPORT ALL ERRORS AND OMISSIONS
TO THE DESIGNER.

VARIATIONS AND NOTIFICATIONS ARE NOT
ALLOWED WITHOUT WRITTEN PERMISSION
FROM THE DESIGNER.
THIS DRAWING IS THE EXCLUSIVE
PROPERTY OF THE DESIGNER.
ANY REPRODUCTION MUST BEAR THEIR
NAME AS DESIGNER.

ISSUED FOR
BUILDING PERMIT

1. SEP 27, 2020	ISSUED FOR BUILDING PERMIT
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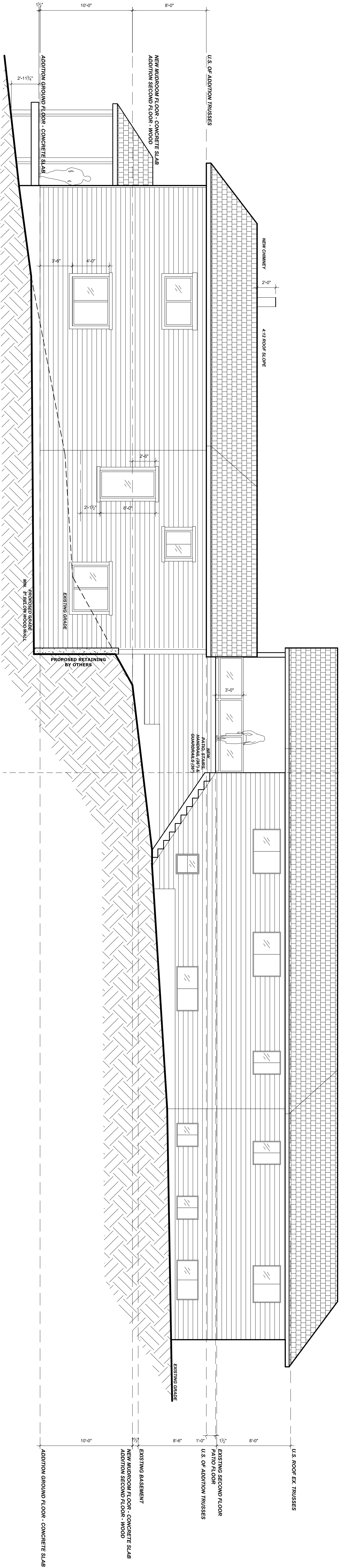
part nine designs
250-864-1971
info@partninedesigns.ca
partninedesigns.ca

BARTHA RESIDENCE
RENOVATION & ADDITION
8991 HIGHWAY 33 EAST
KELOWNA, BC

ELEVATIONS
& MATERIALS

Sept. 3, 2020
Project P2010

A3.0



1 REAR / EAST ELEVATION
Scale: 3/16" = 1'-0"

THIS DRAWING MUST NOT BE SCALED.
VERIFY ALL DIMENSIONS AND DATUMS
PRIOR TO COMMENCEMENT OF WORK.
REPORT ALL ERRORS AND OMISSIONS
TO THE DESIGNER.

VARIATIONS AND NOTIFICATIONS ARE NOT
ALLOWED WITHOUT WRITTEN PERMISSION
FROM THE DESIGNER.
THIS DRAWING IS THE EXCLUSIVE
PROPERTY OF THE DESIGNER.
ANY REPRODUCTION MUST BEAR THEIR
NAME AS DESIGNER.

ISSUED FOR
BUILDING PERMIT

1	SEP 21 2020	ISSUED FOR BUILDING PERMIT
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part nine designs
250-864-1971
info@partninedesigns.ca
partninedesigns.ca

BARTHA RESIDENCE
RENOVATION & ADDITION
8991 HIGHWAY 33 EAST
KELOWNA, BC

ELEVATION

Sept. 3, 2020
Project P2010

A3.1

LOADBEARING INTERIOR
DEMISING WALL (BCBC/MS)
• 45 MIN. F.R.R. 4.5 I.C.C.
• 1/2" TYPE X DRYWALL
• 2x4x96" STUDS @ 16"x24" O.C
• SOUND BATT INSULATION
• RESILIENT METAL CHANNELS
@ 36" O.C
• 1/2" TYPE X DRYWALL

NOTE: 5/8" DRYWALL
RECOMMENDED THROUGHOUT
FOR DEFLECTION

LOADBEARING &
NON-LOADBEARING INTERIOR
PARTITION WALL:
• 5/8" DRYWALL
• 2x4x96" STUDS @ 16" O.C
• 5/8" DRYWALL

EXT. PLUMBING WALL TO BE
FURRED WITH 2x4" STUDS ON
FLAT CW INSULATION AND
VAPOUR BARRIER BEHIND VARM
PLUMBING

LOADBEARING EXTERIOR
WALL (BCBC EXT.):
• WOOD SIDING
• 2 PLY 30 MIN. BUILDING PAPER
• EXTERIOR GRADE PLYWOOD or
2x8 STUDS @ 24" O.C
(SEE STRUCTURAL)
• R22 BATT INSULATION
• 6 MIL AIR & VAPOUR BARRIER
• 1/2" or 5/8" DRYWALL

LOADBEARING FOUNDATION WALL:
RSI = 3.48
• DAMPROOFING or WATERPROOFING
BELOW FOUNDATIONS (MIN. 16"x8")
REINFORCING TO BCBC
• 8" X 16" CONCRETE WALL CW
REINFORCING TO BCBC
• FOOTINGS CW WEPPING TILE
DRAINAGE MAT AND DRAINAGE
ROCK TO FOOTINGS PERIMETER
• PEEL AND STICK MEMBRANE AT
WOOD CONNECTIONS LESS THAN 8"
FROM GRADE
• 1" CLOSED CELL RIGID INSULATION,
R6, NOT T&G OR TAPED SEAMS
• 2x4 FRAMING @ 24" O.C.
• R12 BATT INSULATION
• 6 MIL POLY AIR & VAPOUR BARRIER
• 1/2" or 5/8" DRYWALL

WOOD PATIO:
• SUBSTITUTION OF COMPOSITE
PLYWOOD
• PATIO JOISTS PER SUPPLIER
• SKIRT PER OWNER

GRADE BEAM WALL:
• DAMPROOFING or WATERPROOFING
BELOW GRADE BEAM WALL CW
REINFORCING TO BCBC
• 8" X 16" CONCRETE WALL CW
REINFORCING TO BCBC
• FOOTINGS WEPPING TILE
DRAINAGE MAT AND DRAINAGE
ROCK TO FOOTINGS PERIMETER
• PEEL AND STICK MEMBRANE AT
WOOD CONNECTIONS LESS THAN 8"
FROM GRADE
• 1" CLOSED CELL RIGID INSULATION,
R6, NOT T&G OR TAPED SEAMS
• 2x4 FRAMING @ 24" O.C.
• R12 BATT INSULATION
• 6 MIL POLY AIR & VAPOUR BARRIER
• 1/2" or 5/8" DRYWALL

CONCRETE SLAB ON GRADE:
• FINISHED FLOORING CW
UNDERLAY OR TROWEL FINISH
WITH CONCRETE SEALER
• 5" SLAB ON GRADE
• REBAR AS REQUIRED PER BCBC
• FLOORING FINISHING PER
1775 BCBC (SEE LIST SUPPLIER
SHOP DRAWINGS)
• 1/2" or 5/8" DRYWALL
• JOIST ENDS TO BE INSULATED TO
RZ2 EITHER BATT AND POLY AIR &
VAPOUR BARRIER OR 2" ALB
CLOSED CELL SPRAY FOAM.

WOOD FLOOR:
• FINISHED FLOORING CW
• 5/8" TYPE X WOOD SUBFLOOR
• 1 1/8" FLOOR JOIST (SEE JOIST
SUPPLIER SHOP DRAWINGS)
• 1/2" or 5/8" DRYWALL
• JOIST ENDS TO BE INSULATED TO
RZ2 EITHER BATT AND POLY AIR &
VAPOUR BARRIER OR 2" ALB
CLOSED CELL SPRAY FOAM.

WOOD FLOOR:
• FINISHED FLOORING CW
• 5/8" TYPE X WOOD SUBFLOOR
• 1 1/8" FLOOR JOIST (SEE JOIST
SUPPLIER SHOP DRAWINGS)
• 1/2" or 5/8" DRYWALL
• JOIST ENDS TO BE INSULATED TO
RZ2 EITHER BATT AND POLY AIR &
VAPOUR BARRIER OR 2" ALB
CLOSED CELL SPRAY FOAM.

BUILDING ASSEMBLIES

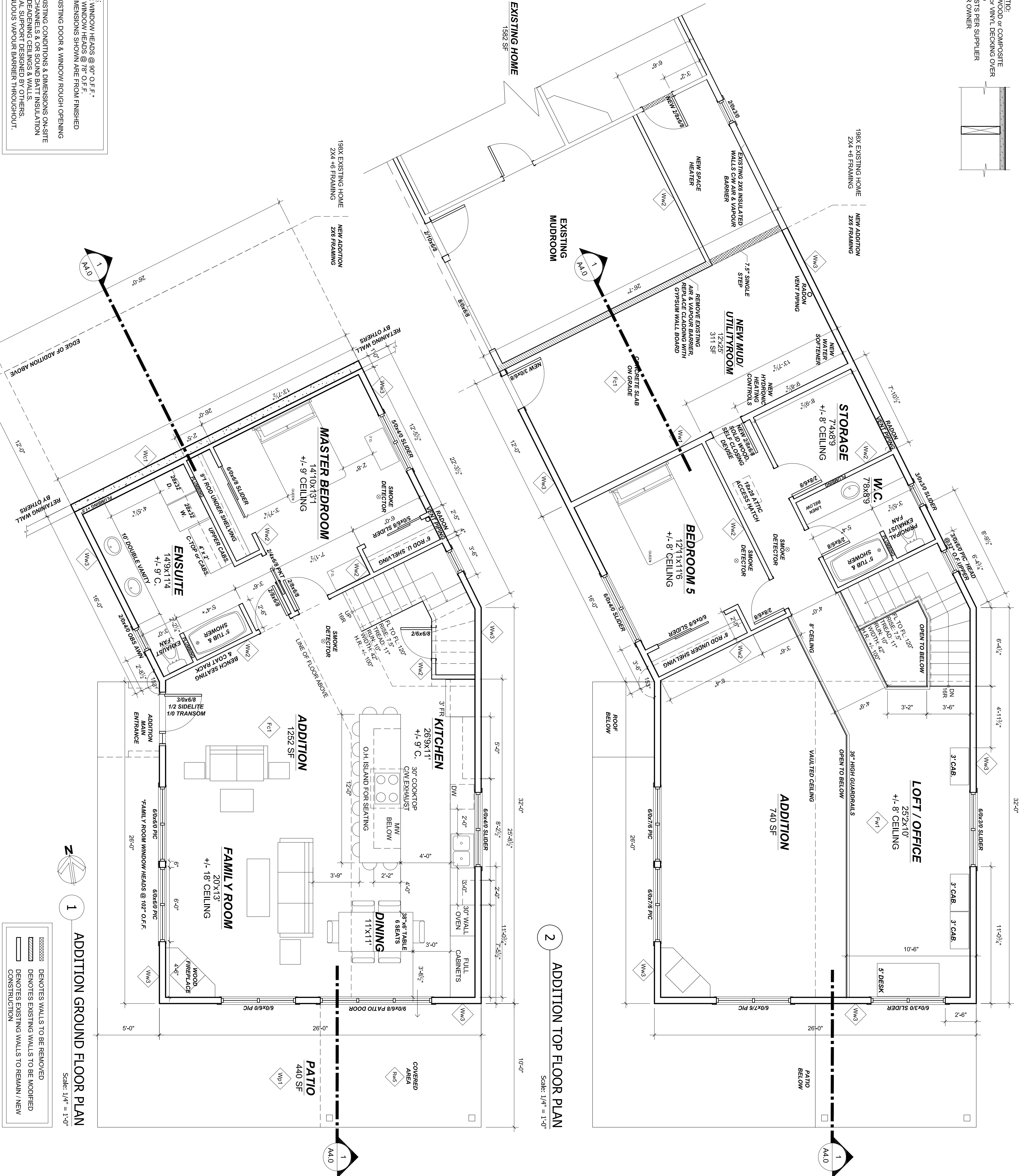
N.T.S.

ASSEMBLY REFERENCE NOTES:
- RATED ASSEMBLIES HAVE BEEN I.D. TO THE BCBC.
- PROVIDE CONTINUOUS AIR & VAPOUR BARRIER THROUGHOUT.
SEAL ALL JOINTS, INTERSECTIONS, LEAVE MIN. 5" LAPS.
- APPLY CONTINUOUS ACOUSTICAL SEALANT TO BASE
PERIMETER OF WALLS, AROUND ELECTRICAL, OTHER
PENETRATIONS.
- PROVIDE CONTINUOUS FLOORING TO BE CW CONTROL JOINTS.
- PROVIDE A SIL GASKET IN BETWEEN ALL WOOD MEMBERS
AND CONCRETE. PRESSURE TREATED WOOD.
- REFER TO GEOTECHNICAL, STRUCTURAL AND MECHANICAL
SPECIFICATIONS BY OTHERS.

GENERAL NOTES:
- SECOND FLOOR WINDOW HEADS @ 9" O.F.F.
- SECOND FLOOR WINDOW HEADS @ 7" O.F.F.
- ALL INTERIOR DIMENSIONS SHOWN ARE FROM FINISHED
DRYWALL.
- CONFIRM ALL EXISTING DOOR & WINDOW ROUGH OPENING
DIMENSIONS.
- CONFIRM ALL EXISTING CONDITIONS & DIMENSIONS ON-SITE
- PROVIDE A SIL GASKET IN BETWEEN ALL WOOD MEMBERS
AND CONCRETE. PRESSURE TREATED WOOD.
- NEW STRUCTURAL SUPPORT DESIGNED BY OTHERS.
- ENSURE CONTINUOUS VAPOUR BARRIER THROUGHOUT.

2 ADDITION TOP FLOOR PLAN

Scale: 1/4" = 1'-0"



THIS DRAWING MUST NOT BE SCALED.
VERIFY ALL DIMENSIONS AND DATUMS
PRIOR TO COMMENCEMENT OF WORK.
REPORT ALL ERRORS AND OMISSIONS
TO THE DESIGNER.

VARIATIONS AND NOTIFICATIONS ARE NOT
ALLOWED WITHOUT WRITTEN PERMISSION
FROM THE DESIGNER.
THIS DRAWING IS THE EXCLUSIVE
PROPERTY OF THE DESIGNER.
ANY REPRODUCTION MUST BEAR THEIR
NAME AS DESIGNER.

ISSUED FOR
BUILDING PERMIT

1. SEP 27, 2020	ISSUED FOR BUILDING PERMIT
2. SEP 27, 2020	ISSUED FOR BUILDING PERMIT
3. SEP 27, 2020	ISSUED FOR BUILDING PERMIT
4. SEP 27, 2020	ISSUED FOR BUILDING PERMIT
5. SEP 27, 2020	ISSUED FOR BUILDING PERMIT
6. SEP 27, 2020	ISSUED FOR BUILDING PERMIT
7. SEP 27, 2020	ISSUED FOR BUILDING PERMIT
8. SEP 27, 2020	ISSUED FOR BUILDING PERMIT
9. SEP 27, 2020	ISSUED FOR BUILDING PERMIT
10. SEP 27, 2020	ISSUED FOR BUILDING PERMIT

P 9 d

part nine designs
250-864-1971
info@partninedesigns.ca
partninedesigns.ca

BARTHA RESIDENCE
RENOVATION & ADDITION
8991 HIGHWAY 33 EAST
KELOWNA, BC

ADDITION
FLOOR PLANS

Scale: 1/4" = 1'-0"
Sept. 3, 2020
Project P2010

A2.3

3.16 **Secondary Suites**



Bylaw
1195-22

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, 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, SH1s, 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.
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 not be connected to a single family dwelling by a breezeway or carport.
5. No more than one secondary suite is permitted per parcel.
6. A secondary suite is not permitted in conjunction with a bed and breakfast.
7. A secondary suite is not permitted if an additional dwelling unit exists.
8. A home occupation is permitted within a secondary suite.
9. One parking space for the secondary suite is required in addition to those required for the single family dwelling.
10. A secondary suite shall meet all requirements of the British Columbia Building Code and amendments thereto.
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.



Regional Board Report

TO: Regional Board

FROM: Todd Cashin
Director of Community Services

DATE: January 25, 2021

SUBJECT: Zoning Amendment Bylaw No. 871-264 (Z20/06)
M. Basra, Adjacent to Old Vernon Road and Black Road
Central Okanagan East Electoral Area

Voting Entitlement: *Custom Vote—Electoral Areas & Kelowna Area—1 Director, 1 Vote – Simple Majority*

Purpose: To permit a secondary suite by rezoning the subject property from A1 Agricultural to A1s Agricultural (Secondary Suite).

Executive Summary:

The owner of Lot 1, District Lot 121, ODYD, Plan 15442 would like to add a secondary suite within the single detached house. The parcel is currently zoned A1 Agricultural, which does not permit a secondary suite. The property is within the Agricultural Land Reserve however, restrictions on the use of agricultural land contained within the *Agricultural Land Commission Act* and the Agricultural Land Reserve Use Regulation do not apply to the parcel. All technical requirements will be addressed in conjunction with the zoning amendment and Building Permit process. To date, no opposition has been received from affected agencies and Planning Services staff are supportive of the application.

RECOMMENDATION:

THAT Zoning Amendment Bylaw No. 871-264 for M. Basra located at Lot 1, District Lot 121, ODYD, Plan 15442, be given first reading;

AND FURTHER THAT scheduling of a Public Hearing for application Z20/06 be withheld until such time that a covenant has been registered on title recognizing the location of the subject property within an area that is actively farmed and subject to various disturbances resulting from normal farm operations.

Respectfully Submitted:

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

Todd Cashin
Director of Community Services

Approved for Board's Consideration

A handwritten signature in black ink, appearing to read "Brian Reardon".

Brian Reardon, CAO

Prepared by: Danika Dudzik, Senior Planner

Implications of Recommendation:

Strategic Plan:	Granting first reading of the zoning bylaw amendment achieves the Regional Board Strategic Priorities 2019-2022 with respect to “Sustainable Communities”.
Policy:	Granting first reading of the zoning bylaw amendment complies with: <ul style="list-style-type: none"> • Regional Growth Strategy Bylaw No. 1336 • Ellison Official Community Plan Bylaw No. 1124
Legal/Statutory Authority:	Granting first reading of the zoning bylaw amendment is in compliance with <i>Local Government Act</i> , Section 479.

Background:

Until recently, the subject property has been vacant. The new owner has recently received a building permit from RDCO Inspections Services staff to develop a single detached house which is currently under construction.

Proposal:

The owner is proposing to add a secondary suite approximately 651 ft² (60.5 m²) within a portion of the single detached house.

The provision of a secondary suite is subject to the regulations identified in Section 3.26 of Zoning Bylaw No. 871 (see attached). The zoning 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 proposal and supporting technical documentation, adequate on-site parking is achievable for the residence and secondary suite and servicing requirements for water and wastewater have been addressed as required in Zoning Bylaw No. 871.

Regional Board Strategic Priorities 2019-2022

RDCO’s strategic priorities, developed by the Regional Board, speak to important goals, services and needs on which the Board wishes to focus the organization’s attention and resources. Sustainable Communities has been identified as a priority:

- We will initiate and support efforts to create a healthy built environment in which all people throughout the region enjoy a high quality of life with access to safe neighbourhoods including a diverse range of housing options.

Ellison Official Community Plan Bylaw No. 1124:

Section 16, Policy No. 2.8 is applicable to the proposal, which supports “a range of residential types and densities in order to accommodate different socio-economic groups, age groups and lifestyles.”

Section 14, Policy No. 2.6 identifies the reduction of negative effects at the agricultural/urban interface and the use of buffering. Further, Policy No. 2.9 supports the Agricultural Land Commission Landscape Buffer Specifications for urban and residential uses next to the ALR.

Site Context:

The property is located in the Ellison Area and within the Ellison Fire Protection Area. The parcel is serviced by a water purveyor and on-site sewerage disposal system. In accordance

with the Ellison Official Community Plan Bylaw No. 1124, the property is not affected by any Development Permit Areas.

The subject property is surrounded by farmland and active agricultural uses. While it is not a requirement for parcels zoned A1, a Level 1 Buffer to reduce potential conflict between residential uses and normal farm practices (e.g. overspray from cherries, noise, and dust) would be beneficial to the property owner.

Additional Information:

Owner/Applicant:	M. Basra
Address:	4379 Black Road
Legal Description:	Lot 1, District Lot 121, ODYD, Plan 15442
Lot Size:	+/- 0.40 ha (1 acre)
Zoning:	A1 Agricultural
OCP Designation:	Agriculture
Sewage Disposal:	Septic system
Water Supply:	Glenmore-Ellison Improvement District
Existing Use:	Vacant
Surrounding Uses:	North: Black Road / Agriculture / Rural Residential South: Agriculture East: Agriculture / Rural Residential West: Old Vernon Road / Utility Services / Ellison Dog Park
A.L.R.:	Within the A.L.R.
Fire Protection:	Ellison Fire Protection Area

RDCO TECHNICAL COMMENTS:

Inspections Services staff advises there is currently an active building permit associated with the subject property (Building Permit #8198/20) to construct a 2 storey single family dwelling approximately 5,465 ft² (508 m²). Further to issuance of the building permit, staff received an objection from an adjacent landowner regarding the siting of the proposed residence as it relates to the close proximity of adjacent agricultural lands and active farming operations.

Provisions for the on-site sewerage system were approved and registered with Interior Health. Further, the system was designed to accommodate a future secondary suite.

Secondary suite requirements will be dealt with through the building permit process to ensure compliance with the BC Building Code. Inspections Services staff will ensure that on-site sewage servicing requirements are addressed in conjunction with the building permit process.

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

AGENCY REFERRAL COMMENTS:

Ministry of Agriculture, Food, and Fisheries staff advises that the parcel appears to have been a parcel less than 2 acres on a separate certificate of title prior to December 21, 1972. As such, the Agricultural Land Commission (ALC) has determined that the restrictions on the use of agricultural land contained within the *Agricultural Land Commission Act* and the Agricultural Land Reserve (ALR) Use Regulation do not apply. Further, the suite will be located within the principal residence and will not cover additional land area beyond the single detached house. Therefore, Ministry staff advises there are no objections to the construction of a secondary suite

As the size of the property is small with a larger house it is likely to be used as a rural residence in an area that is seeing intensive orchard production. A suite that may be occupied by those unfamiliar with farming may increase the likelihood of farm practice complaints. Ministry staff recommend:

- a covenant be required to be registered on title noting that the parcel is located within a farming area and may be subject to disturbances such as noise, odour and dust; and,
- landscaping within 15m of the property boundaries be consistent with the guidelines in the Ministry's Guide to Edge Planning in order to help mitigate some disturbances.

Agricultural Land Commission staff advises that the parcel is within the ALR. However, in 2020, the ALC reviewed the Certificate of Title and Survey Plan of the subject property which existed on December 21, 1972, and determined that the restrictions on the use of agricultural land contained within the ALC Act and ALR Use Regulation do not apply under s. 23(1) of the ALC Act. As such, ALC staff have no objection to the proposal.

Interior Health Authority staff advises no objections to the proposal. A Record of Sewerage System must be submitted to Interior Health by an Authorized Person prior to the construction of the septic system.

FortisBC advises that there are primary distribution facilities along Black Road and Old Vernon Road. The applicant is responsible for costs and land right requirements associated with changes to the existing servicing. For any changes to the existing service, the applicant must contact an FBC(E) designer regarding design, servicing solutions, and land right requirements.

Unaffected Agencies include Ministry of Transportation and Infrastructure.

External Implications:

Any correspondence received from the public will be provided to the Board as part of a future public hearing report.

Alternative Recommendation:

THAT Zoning Bylaw No. 871-264 is not given first reading.

Considerations not applicable to this report:

- Legal/Statutory Authority
- Financial Considerations
- Organizational Issues

Attachment(s):

- Bylaw No. 871-264
- Orthophoto Map
- Site Plan
- Secondary Suite Floorplan – Proposed
- Elevation Plans
- Zoning Bylaw No. 871, Section 3.26 Secondary Suites
- ALC Letter – August 28, 2020

REGIONAL DISTRICT OF CENTRAL OKANAGAN
BYLAW NO. 871-264
A Bylaw to Amend Regional District of Central Okanagan Zoning Bylaw 871, 2000

WHEREAS the Regional Board of the Regional District of Central Okanagan is desirous of amending Zoning Bylaw No. 871, 2000 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 Regional District of Central Okanagan Zoning Amendment Bylaw No. 871-264.**
- 2. That the Regional District of Central Okanagan Zoning Bylaw No. 871, 2000 is hereby AMENDED by changing the zoning on Lot 1, District Lot 121, ODYD, Plan 15442 as shown on Schedule 'A' attached to and forming part of this bylaw from A1 Agricultural to A1s Agricultural (Secondary Suite).**
- 3. That the Regional District of Central Okanagan Zoning Bylaw map being Schedule 'B' of the bylaw be AMENDED to depict the change.**

READ A FIRST TIME this _____ day of _____

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 Zoning Bylaw No. 871-264 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

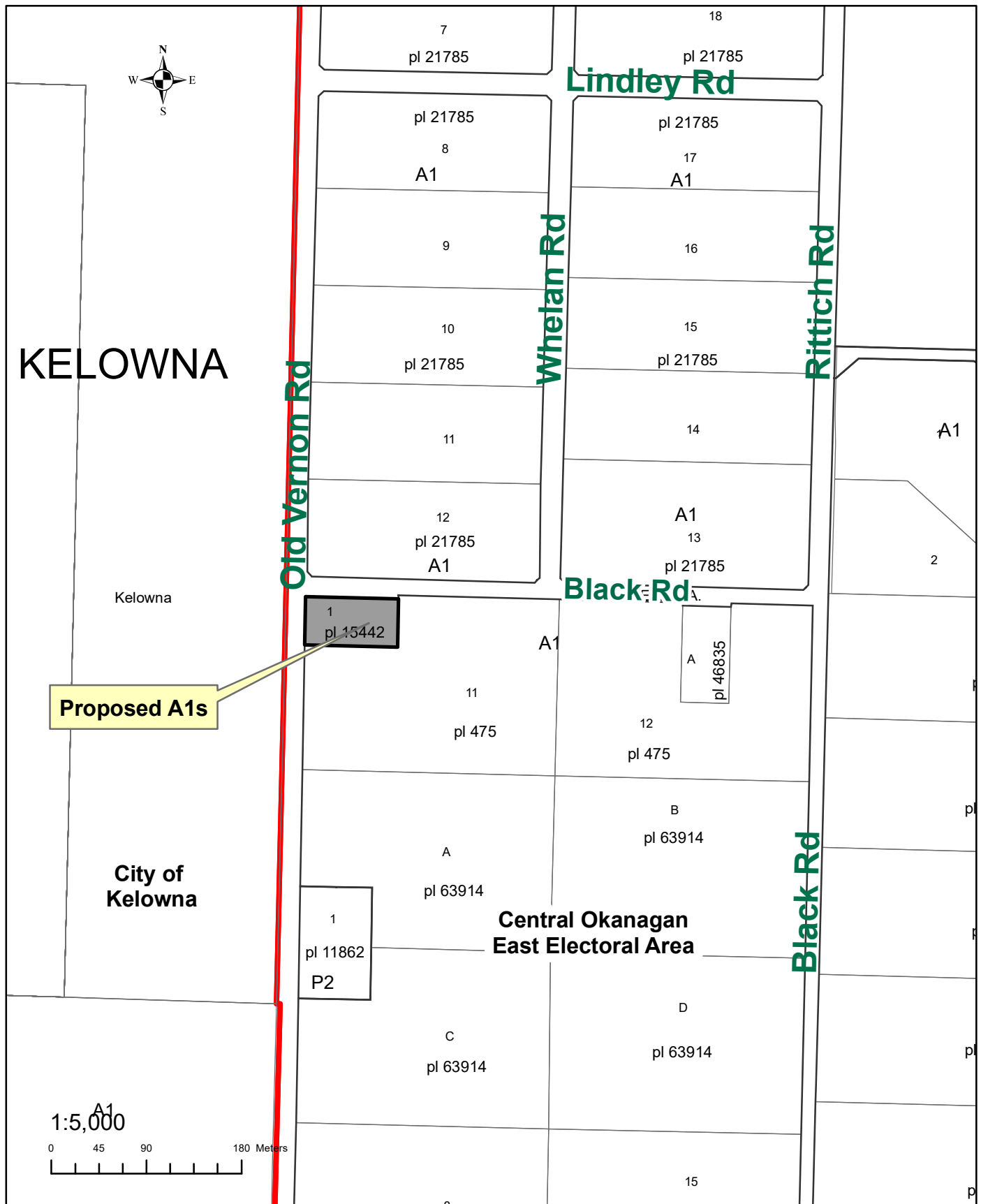
I hereby certify the foregoing to be a true and correct copy of Zoning Bylaw No. 871-264 which
was Adopted by the Regional District of Central Okanagan on the _____ day of

Dated at Kelowna, this _____ day of _____

Director of Corporate Services

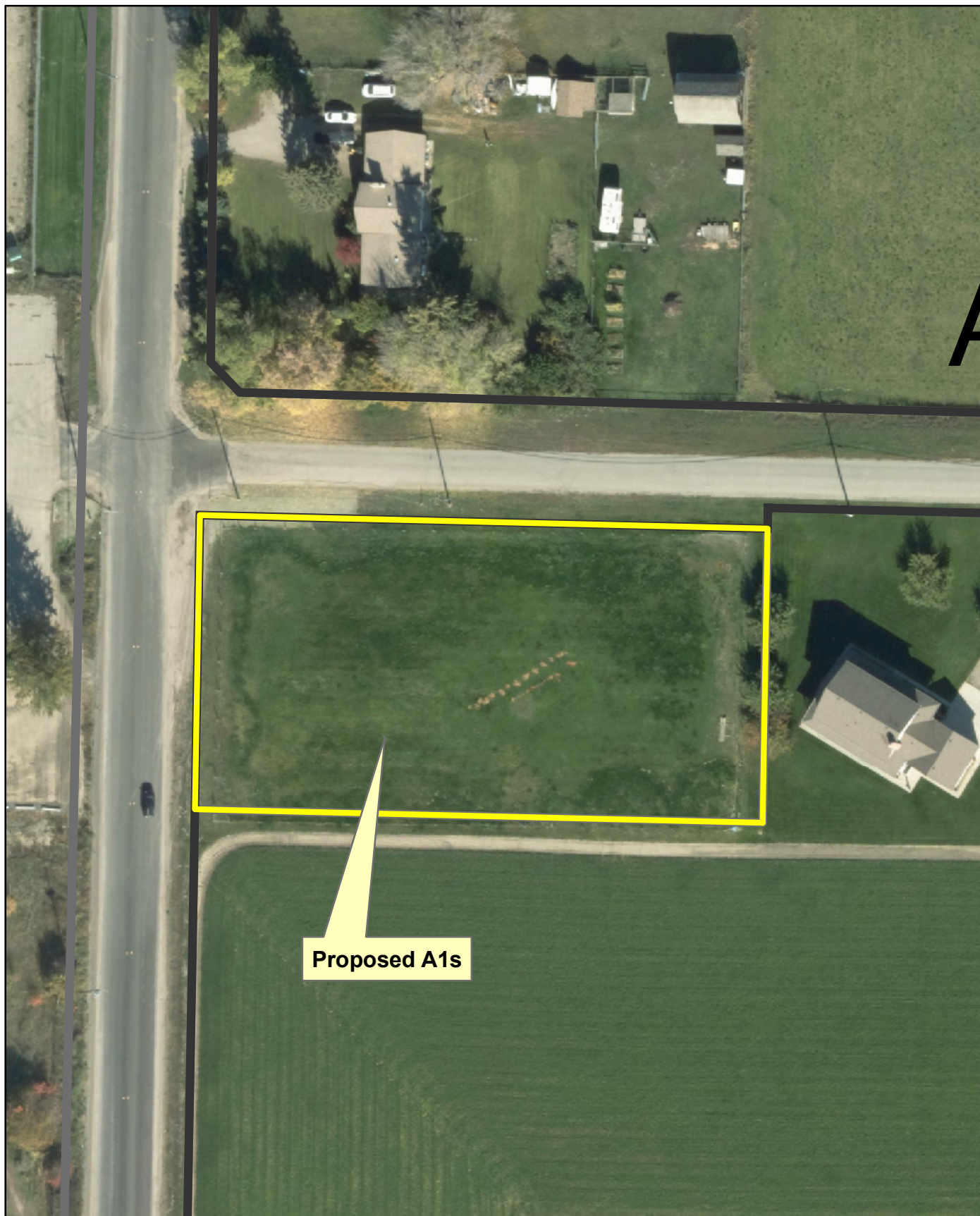
H:\Planning\3360-Zoning\20-Applications\2020\Z20-06 - Basra\Bylaw\Bylaw 871-264.doc

SCHEDULE 'A'



I hereby certify this to be a true and correct copy of Schedule 'A' as described in Bylaw No. 871-264 and read a third time by the Regional District of Central Okanagan on the _____ day of _____

ORTHOPHOTO



BUILDING HEIGHT: m

PERMITTED = 12.0m
ACHIEVED = 8.44m

BUILDING SETBACKS: m

	PERMITTED	PROPOSED
FRONT	6.0	31.62
LEFT SIDE	4.5	18.6
RIGHT SIDE	3.0	4.0
REAR	3.0	26.14

TOP FLOOR = 2165.42 SF

O.T.B = 497.06 SF
REAR COV'D DECK = 334.85 SF
FRONT COV'D DECKS = 287.04 SF

MAIN FLOOR GROSS = 4018.97 SF

NET MAIN FLOOR = 2645.53 SF
SUITE = 651.11 SF
GARAGE = 722.33 SF
FRONT COV'D PORCH = 159.0 SF
REAR COV'D DECK = 432.46 SF

MR. BASRA

BLACK ROAD,
KELOWNA, BC

ZONE: A1

LOT1, PLAN KAP15442,
DISTRICT
LOT 121, OSOYOOS
DIV OF YALE LAND
DISTRICT

PID: 008-809-879

FOLIO: 72310221.000

LOT SIZE = 4042.77m²

PARCEL COVERAGE: m²
PERMITTED @35%=
1414.70 m²
PROPOSED @11.75%=
475.21m²
(HOUSE = 428.32 m²)
(POOL = 46.89 m²)

PARCEL COVERAGE W/
DRIVEWAY/SIDEWALK @
26.6%=
1075.0 m²

ELEVATIONS IN METERS:

ROOF RIDGE = 444.70
MID ROOF = 443.62
ROOF LINE = 442.54
TOP FLOOR = 439.47
MAIN FLOOR = 436.05
GARAGE FRONT = 435.69
AVE. GRADE = 435.21

SINGH DRAFTING AND HOME PLANS LTD.

14172 77A AVE, SURREY, BC V3W2X3 (604)379.6000 SINGHDRAFTING@HOTMAIL.COM

DWG NO.:

A1

SHEET TITLE:

SITE PLAN

PROJECT:

MANJIT
S. BASRA

BLACK
ROAD,
KELOWNA

SCALE:

3/32" = 1'-0"

DATE:

SEPT 11/
2020

DRAWN BY:

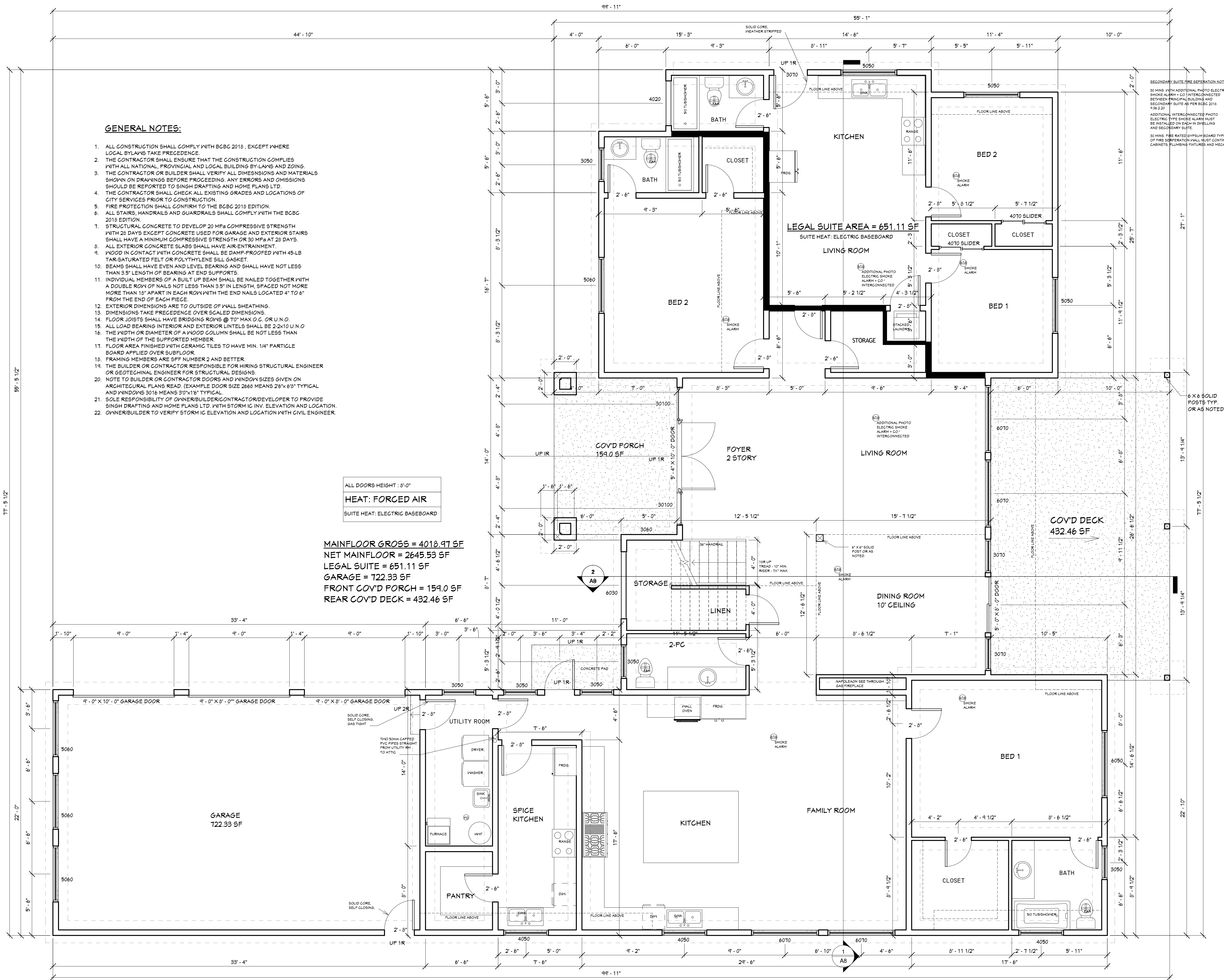
G.S.

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THESE PLANS ARE IN COMPLIANCE WITH THE 2018 BCBC

1 SITE PLAN
3/32" = 1'-0"

SITE PLAN MEASUREMENT IN METERS.



GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH BCBC 2018, EXCEPT WHERE LOCAL BYLAWS TAKE PRECEDENCE.
2. THE CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION COMPLIES WITH ALL NATIONAL, PROVINCIAL AND LOCAL BUILDING BY-LAWS AND ZONING.
3. THE CONTRACTOR OR BUILDER SHALL VERIFY ALL DIMENSIONS AND MATERIALS SHOWN ON DRAWINGS BEFORE PROCEEDING. ANY ERRORS AND OMISSIONS SHOULD BE REPORTED TO SINGH DRAFTING AND HOME PLANS LTD.
4. THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND LOCATIONS OF CITY SERVICES PRIOR TO CONSTRUCTION.
5. FIRE PROTECTION SHALL CONFORM TO THE BCBC 2018 EDITION.
6. ALL STAIRS, HANDRAILS AND GUARDRAILS SHALL COMPLY WITH THE BCBC 2018 EDITION.
7. STRUCTURAL CONCRETE TO DEVELOP 20 MPa COMPRESSIVE STRENGTH WITH 28 DAYS EXCEPT CONCRETE USED FOR GARAGE AND EXTERIOR STAIRS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 30 MPa AT 28 DAYS.
8. ALL EXTERIOR CONCRETE SLABS SHALL HAVE AIR ENTRAINMENT.
9. WOOD IN CONTACT WITH CONCRETE SHALL BE DAMP-PROOFED WITH 45-LB TAR-SATURATED FELT OR POLYETHYLENE SILL GASKET.
10. BEAMS SHALL HAVE EVEN AND LEVEL BEARING AND SHALL HAVE NOT LESS THAN 3" LENGTH OF BEARING AT END SUPPORTS.
11. INDIVIDUAL MEMBERS OF A BUILT UP BEAM SHALL BE NAILED TOGETHER WITH A DOUBLE ROW OF NAILS NOT LESS THAN 3" IN LENGTH, SPACED NOT MORE THAN 18" APART IN EACH ROW WITH THE END NAILS LOCATED 4" TO 6" FROM THE END OF EACH PIECE.
12. EXTERIOR DIMENSIONS ARE TO OUTSIDE OF WALL SHEATHING.
13. DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
14. FLOOR JOISTS SHALL HAVE BRIDGING ROYS @ 70" MAX O.C. OR U.N.O.
15. ALL LOAD BEARING INTERIOR AND EXTERIOR LINTELS SHALL BE 2x10 U.N.O.
16. THE WIDTH OR DIAMETER OF A WOOD COLUMN SHALL BE NOT LESS THAN THE WIDTH OF THE SUPPORTED MEMBER.
17. FLOOR AREA FINISHED WITH CERAMIC TILES TO HAVE MIN. 1/4" PARTICLE BOARD APPLIED OVER SUBFLOOR.
18. FRAMING MEMBERS ARE SPF NUMBER 2 AND BETTER.
19. THE BUILDER OR CONTRACTOR RESPONSIBLE FOR HIRING STRUCTURAL ENGINEER OR GEOTECHNICAL ENGINEER FOR STRUCTURAL DESIGN.
20. NOTE TO BUILDER OR CONTRACTOR DOORS AND WINDOW SIZES GIVEN ON ARCHITECTURAL PLANS READ. (EXAMPLE DOOR SIZE 2660 MEANS 26"x60" TYPICAL AND WINDOWS 3016 MEANS 30"x16" TYPICAL).
21. SOLE RESPONSIBILITY OF OWNER/BUILDER/CONTRACTOR/DEVELOPER TO PROVIDE SINGH DRAFTING AND HOME PLANS LTD. WITH STORM IC INV. ELEVATION AND LOCATION.
22. OWNER/BUILDER TO VERIFY STORM IC ELEVATION AND LOCATION WITH CIVIL ENGINEER.

ALL DOORS HEIGHT: 8'-0"
HEAT: FORCED AIR
SUITE HEAT: ELECTRIC BASEBOARD

MAINFLOOR GROSS = 4018.97 SF
NET MAINFLOOR = 2645.53 SF
LEGAL SUITE = 651.11 SF
GARAGE = 722.33 SF
FRONT COV'D PORCH = 159.0 SF
REAR COV'D DECK = 432.46 SF

SECONDARY SUITE FIRE SEPARATION NOTE:
30 MINS. WITH ADDITIONAL PHOTO ELECTRIC SMOKE ALARM + CO INTERCONNECTED BETWEEN PRINCIPAL BUILDING AND SECONDARY SUITE AS PER BCBC 2018. 4.36.2.20
ADDITIONAL INTERCONNECTED PHOTO ELECTRIC SMOKE ALARM MUST BE INSTALLED ON EACH IN DWELLING AND SECONDARY SUITE.
30 MINS. FIRE RATED GYPSUM BOARD TYPE X ON BOTH SIDES OF FIRE SEPARATION WALL MUST CONTINUE BEHIND CABINETS, PLUMBING FIXTURES AND MECH. EQUIPMENT.

1 MAIN FLOOR
1/4" = 1'-0"

THESE PLANS ARE IN COMPLIANCE WITH THE 2018 BCBC

SINGH DRAFTING AND HOME PLANS LTD.
14172 77A AVE, SURREY, BC V3W2X3 (604)379.6000 SINGHDRAFTING@HOTMAIL.COM

DWG. NO.:
A2

SHEET TITLE:
MAINFLOOR

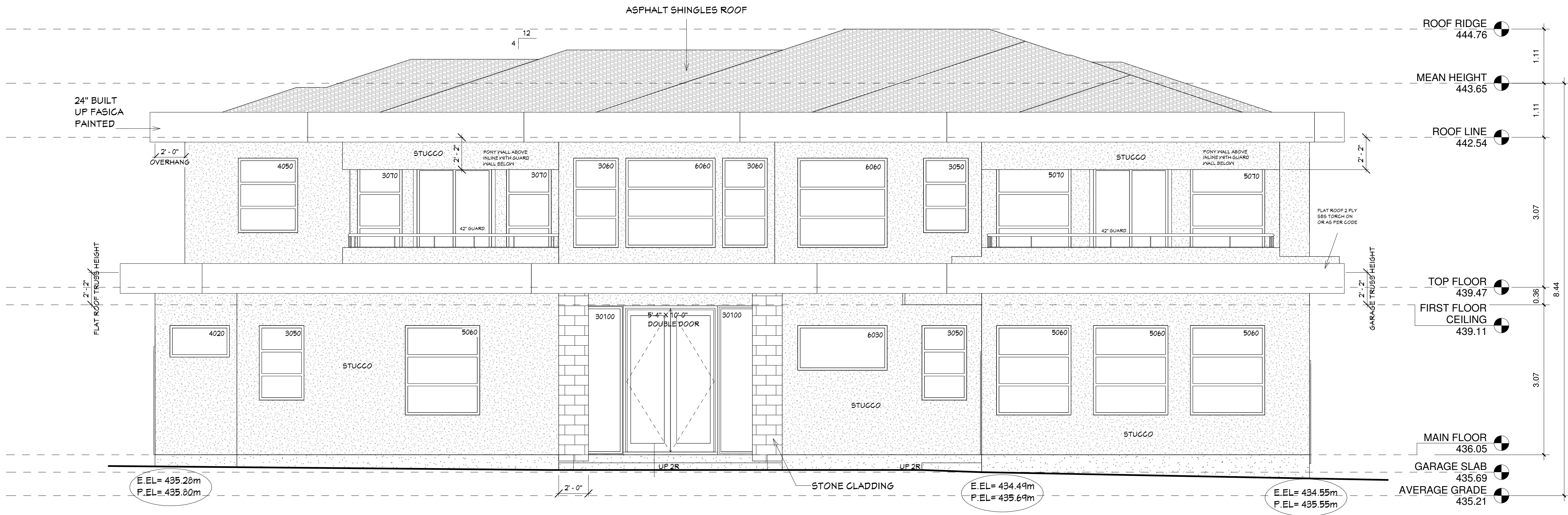
PROJECT:
MANJIT S. BASRA
BLACK ROAD, KELOWNA

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

DATE:
SEPT 11/
2020

DWY BY:
S.S.

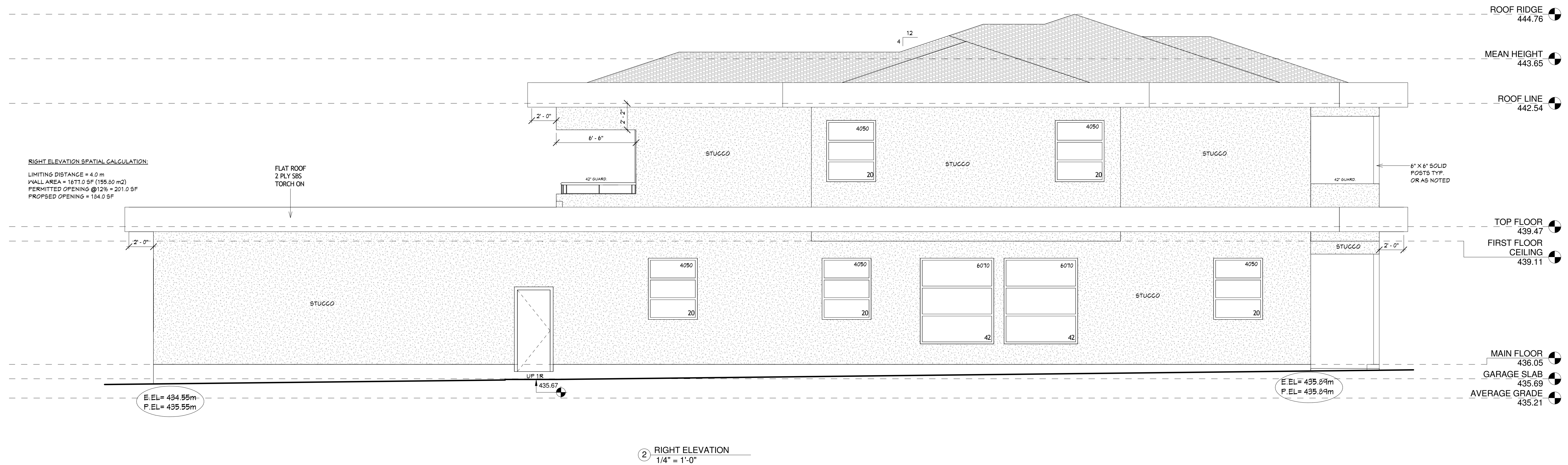
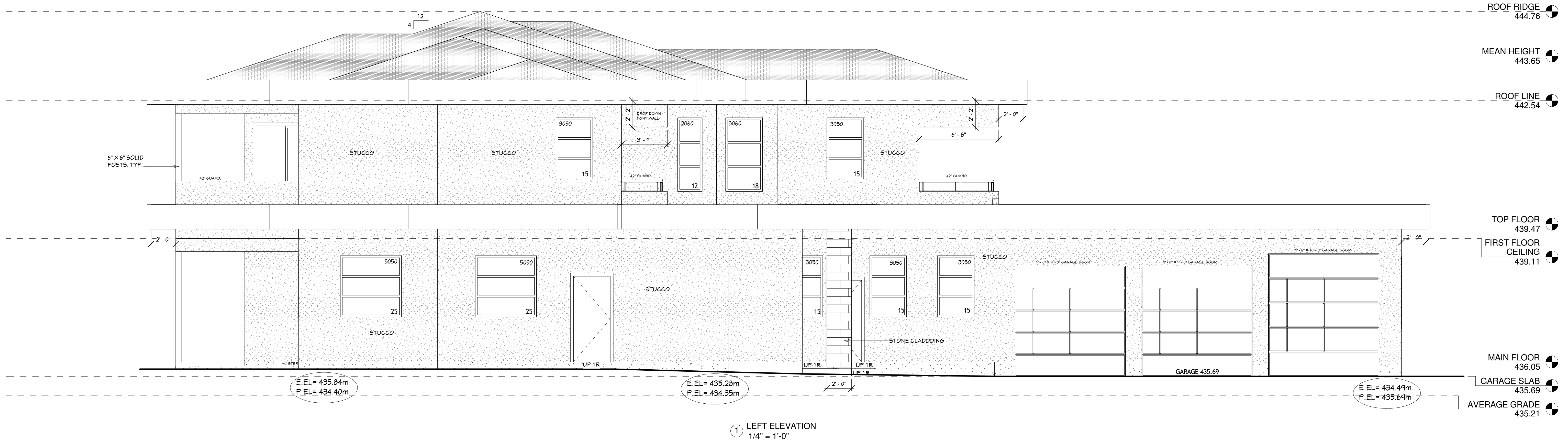
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① FRONT ELEVATION
1/4" = 1'-0"



② REAR ELEVATION
1/4" = 1'-0"



3.26 Secondary Suites



Bylaw
871-257

A *secondary suite* is subject to the following regulations:

1. A *secondary suite* is added to the list of permitted uses in the A1, RU1, RU2, RU3, RU4, RU5, RU6, and R1 *zone* if the *zone* has an “s” notation shown on Schedule B, the Zoning Map, as part of the zone identification. The “s” notation shall be shown on Schedule B the Zoning Map as follows: A1s, RU1s, RU2s, RU3s, RU4s, RU5s, RU6s, and R1s. An “s” zoning classification on a *parcel* shall be established by rezoning the subject *parcel* to the “s” version of the *zone*. The regulations set out for the “s” version of the *zone* 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 principal *dwelling unit*.
4. The *secondary suite* shall be located within a *single detached house*.
 - a) The *secondary suite* shall not be connected to a *single detached house* by a *breezeway* or *carport*.
5. No more than one *secondary suite* is permitted per *parcel*.
6. A *secondary suite* is not permitted in conjunction with *bed and breakfast accommodation*.
7. A *secondary suite* is not permitted if an *accessory home* exists.
8. A minor *home based business* is permitted within a *secondary suite*.
9. One *parking space* for the *secondary suite* is required in addition to those required for the principal dwelling.
10. A *secondary suite* shall meet all requirements of the British Columbia Building Code and amendments thereto.
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 sewerage 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 sewerage system*, 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 sewerage system*, a Compliance Inspection 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 there is sufficient room on the property for a back-up type 1 trench system.
 2. For lots without an existing *on-site sewerage system*, a primary and reserve area for type 1 trench disposal for intended Daily Design Flow.

[Note: *Secondary suites* shall comply with all relevant *Regional District* bylaws and the BC Building Code.]

[Note: No *secondary suite* will be permitted without connection to a community sanitary sewer unless the *parcel* meets the requirements of the Okanagan Similkameen Health Region for on-site sewage disposal for the *secondary suite*.]

[Note see section 3.7 for limitations on parking areas in the front *setback*. Also note the definition for *parking space*.]



Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

August 28, 2020

Manjit Basra
DELIVERED ELECTRONICALLY

ALC Inquiry: 51900



Dear Manjit:

RE: PID 008-809-879

This letter is further to correspondence, received by electronic mail on August 27, 2020, from Manjit Basra. The purpose of the correspondence was to confirm whether the property is subject to either the *Agricultural Land Commission Act* or BC Regulation 30/2019 (*Agricultural Land Reserve Use Regulation*) as per s.23(1) of the *Agricultural Land Commission Act* which reads:

Exceptions

23(1) Restrictions on the use of agricultural land do not apply to land that, on December 21, 1972, was, by separate certificate of title issued under the *Land Registry Act*, R.S.B.C. 1960, c. 208, less than 2 acres in area.

Based on the information provided, the Agricultural Land Commission (the "ALC") has ascertained the following facts:

1. The property is legally described as:
PID: 008-809-879
Lot 1 District Lot 121 Osoyoos Division Yale District Plan 15442;
2. The subdivision plan (Plan 15442) which created the property was deposited at the Kamloops Land Registry Office on September 9, 1965;
3. Certificate of Title No. C2239F existed from February 6, 1968 until cancelled in 1977. During this period of time the property was the only property identified on said Certificate of Title No. C2239F; and
4. On July 7, 1965, the property was surveyed at 1.0 acres in size.

Given the above, the ALC confirms that the restrictions on the use of agricultural land contained in the *Agricultural Land Commission Act* and BC Regulation 30/2019 (*Agricultural Land Reserve Use Regulation*) do not apply to the property; however, the property remains in the Agricultural Land Reserve.

Please be advised that this 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.

Please direct further correspondence with respect to this letter to ALC.LUPRT@gov.bc.ca

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in black ink, appearing to read 'C. Heer'.

Carmen Heer, Land Use Planning Technician

cc: Regional District of Central Okanagan

51900m1