
REGIONAL DISTRICT OF CENTRAL OKANAGAN

BYLAW NO. 871-243

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 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 Regional District of Central Okanagan Zoning Amendment Bylaw No. 871-243.**
- 2. That the Regional District of Central Okanagan Zoning Bylaw No. 871, 2000 is hereby AMENDED by the following and forms a part of this bylaw:**

2.2. Amending PART 3 – General Regulations

2.2.1. By **ADDING** the following to SECTION 3.13 Prohibited Uses:

6. A *secondary suite* is prohibited in the following residential zones: R1, RU4, RU5, and RU6.

2.2.2. By **REMOVING** SECTION 3.26 Secondary Suites in its entirety, and **REPLACING** with the following:

"Section 3.26 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 A1 (in principal residence – not in accessory home), RU1, RU2, and RU3 *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, and RU3s. 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 be connected to a *single detached house* 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 detached house* by a *breezeway*.
5. No more than one *secondary suite* is permitted per *parcel*.
6. The *secondary suite* shall not exceed 90 m² (968.8 sq. ft.) or 40% of the *gross floor area* of the *single detached house*, whichever is less.
7. A *secondary suite* is not permitted in conjunction with *bed and breakfast accommodation*.
8. A *secondary suite* is not permitted if an *accessory home* exists.
9. A minor *home based business* is permitted within a *secondary suite*.
10. One *parking space* for the *secondary suite* is required in addition to those required for the principal 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 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 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.
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 1, Plan KAP4660, Section 12, Township 23, ODYD
Lot B, Plan KAP42485, District Lot 122, Section 12, Township 23, ODYD
Lot B, Plan KAP68595, District Lot 1, ODYD
Lot 64, Plan KAP475, District Lot 1&144, ODYD, S ½
Lot 1, Plan EPP16574, District Lot 1, ODYD
Lot B, Plan KAP62264, District Lot 1, ODYD
Lot 3, Plan KAP21785, District Lot 121, ODYD
Lot 3, Plan EPP19434, District Lot 121&145, ODYD
Lot 2, Plan KAP25075, Section 12, Township 23, ODYD
Lot 16, Plan KAP48547, Section 12, Township 23, ODYD
Lot A, Plan KAP41175, Section 6, Township 24, ODYD
Lot 8, Plan KAP26101, District Lot 3688, ODYD
Lot 5, Plan KAP35052, District Lot 2923, ODYD
Lot B, Plan KAP52090, District Lot 3862, ODYD
Lot 1, Plan KAP56335, District Lot 911, ODYD
Lot 1, Plan KAP91594, District Lot 1380, ODYD
Lot 6, Plan KAP5093, District Lot 2898, ODYD, Except Plan H621
Lot 11, Plan KAP26101, District Lot 3688, ODYD
Lot 338, Plan KAP26101, District Lot 3688, ODYD
Lot 1, Plan KAP50084, Section 19, Township 24, ODYD
Lot 4, Plan KAP35690, District Lot 484, ODYD, Except Plan KAP89652, District Lot 2724S, SDYD, Except Plan 34913
Lot A, Plan KAP26430, District Lot 2186, ODYD, THAT PORTION LYING TO THE E OF BROWSE RD AS SAID RD IS SHOWN ON PL 26430

2.2. Amending **PART 15 – Definitions**

- 2.2.1. 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.”
- 2.2.2. In the appropriate alphabetical order **ADDING** the new definition: “*On-site sewerage system* 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.
- 2.2.3. 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.”

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 Zoning Bylaw No. 871-243 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. 871-243 which was Adopted by the Regional District of Central Okanagan on the _____ day of _____

Dated at Kelowna, this _____ day of _____

Director of Corporate Services

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