
REGIONAL DISTRICT OF CENTRAL OKANAGAN

BYLAW NO. 1195-16

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 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 m² (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

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