



Regional Board Report

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

Voting Entitlement: *Custom Vote - Electoral Areas & Kelowna Area – 1 Director, 1 Vote*

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.

The RDCO is reviewing secondary suite regulations for the Electoral Areas; granting further readings and adopting the bylaw amendment is in keeping with this review.

RECOMMENDATION:

THAT Joe Rich Rural Land Use Amendment Bylaw No. 1195-19 be given second and third readings;

AND THAT Joe Rich Rural Land Use Amendment Bylaw No. 1195-19 be adopted.

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 "M. Rilkoff".

Marilyn Rilkoff, Deputy CAO

Prepared by: Janelle Taylor, Planner

Implications of Recommendation:

Strategic Plan:	Approval of the bylaw amendment meets the Regional Board Strategic Priorities 2019-2022: Sustainable Communities - 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.
Policy:	Approval 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.
Organizational:	Approval of the bylaw amendment is in keeping with the RDCO's secondary suite regulation review (RDCO File: RLUB-17-02; Joe Rich Rural Land Use Amendment Bylaw No. 1195-16).
Legal/Statutory Authority:	Approval 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:

Joe Rich Rural Land Use Amendment Bylaw No. 1195-19 received first reading on May 27, 2019, and a Public Hearing was held on August 26, 2019, prior to the regular Regional Board Meeting.

The property is not located within 800 metres of a Controlled Access Highway; therefore, Ministry of Transportation and Infrastructure approval of the bylaw after 3rd reading is not required under the *Transportation Act*.

Planning staff recommends that Joe Rich Rural Land Use Amendment Bylaw No. 1195-19 be given second and third readings and that the bylaw be adopted.

Considerations not applicable to this report:

- *Financial Considerations*
- *Organizational Issues*
- *External Implications*
- *Alternative Recommendation*

Attachment(s):

- Joe Rich Rural Land Use Amendment Bylaw No. 1195-19