



Regional Board Report

TO: Regional Board

FROM: Todd Cashin
Director of Community Services

DATE: January 27, 2020

SUBJECT: Joe Rich Rural Land Use Amendment Bylaw No. 1195-22 – 2nd & 3rd Readings
(Text Amendments to Joe Rich Rural Land Use Bylaw No. 1195, 2007)

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

Purpose: To amend secondary suite regulations in Joe Rich Rural Land Use Bylaw No. 1195.

Executive Summary:

In 2017, staff began a policy review of secondary suite regulations in the Central Okanagan Electoral Areas. During the review process, it was identified that increasing density by permitting secondary suites in all residential land use designations may cause drainage and slope stability challenges, particularly in areas without access to community sewer and without proper drainage plans.

Following extensive analysis and review, Planning Services staff is recommending the current process of requiring a land use designation amendment remain in place which will have the Regional Board making informed decisions on a site-specific, case by case basis. Furthermore, several recommended changes to Zoning Bylaw No. 871 will reflect recent updates to the B.C. Building Code with respect to design and construction requirements for secondary suites.

RECOMMENDATION:

THAT Joe Rich Rural Land Use Amendment Bylaw No. 1195-22 be given second and third readings;

AND FURTHER THAT Joe Rich Rural Land Use Amendment Bylaw No. 1195-22 be forwarded to the Ministry of Transportation and Infrastructure for approval prior to final consideration for adoption.

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

Implications of Recommendation:

Strategic Plan:	Granting second and third reading to the amendment bylaw meets several of the priorities outlined in the Regional Board Strategic Priorities 2019-2022.
Policy:	Granting second and third reading to the amendment bylaw is in compliance with several of the goals and policies of the Regional Growth Strategy Bylaw No. 1336 and the Joe Rich Rural Land Use Bylaw No. 1195.
Legal/Statutory Authority:	Granting second and third reading to the amendment bylaw is in compliance with the <i>Local Government Act</i> , Section 457 and 479 and the <i>Transportation Act</i> , Section 52.

Background:

Joe Rich Rural Land Use Amendment Bylaw No. 1195-22 received first reading on November 25, 2019 and a Public Hearing was held on January 27, 2020.

Pursuant to Section 52(3)a of the *Transportation Act*, the amendment bylaw must be approved by the Ministry of Transportation and Infrastructure prior to final consideration and adoption.

Alternative Recommendation:

THAT Joe Rich Rural Land Use Amendment Bylaw No. 1195-22 not be given second and third readings and be referred back to staff for further review.

Considerations not applicable to this report:

- *Financial*
- *Organizational*
- *External*

Attachment(s):

- Joe Rich Rural Land Use Amendment Bylaw No. 1195-22