
REGIONAL DISTRICT OF CENTRAL OKANAGAN

BYLAW NO. 871-257

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. 871-257.
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 **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, 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.

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: "*Carport* means a roofed *structure* free standing or attached to the *principal building* which is not enclosed on the front and at least one side, used by the building occupants to shelter parked vehicles."
- 2.2.3. 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."

2.2.4. 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 25th day of November 2019

PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT this 27th
day of January 2020

READ A SECOND TIME this 27th day of January 2020

READ A THIRD TIME this 27th day of January 2020

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. 871-257 as read a
third time by the Regional District of Central Okanagan the 27th day of January 2020

Dated at Kelowna, this 29th day of January 2020

Approved pursuant to section 52(3)(a) of the *Transportation Act*
this 5 day of February, 2020
Audrie Henry
for Minister of Transportation

Brian Reader
Director of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Zoning Bylaw No. 871-257 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\2017\Z17-05 (Sec Suites)\Bylaw\ Zoning Amendment Bylaw 871-257.docx