



Regional Board Report

TO: Regional Board

FROM: Todd Cashin
Director of Community Services

DATE: May 25, 2020

SUBJECT: Zoning Amendment Bylaw No. 871-261
Application Z20/03 (S. Tulloch (owner) c/o D. Tulloch (agent))
6880 Sierra Drive
Central Okanagan East Electoral Area

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

Purpose: To permit a secondary suite by rezoning the subject property from RU2 Rural 2 to RU2s Rural 2 (Secondary Suite).

Executive Summary:

The owner of Lot 8, Plan KAP31650, Section 30, Township 24, ODYD with a civic address of 6880 Sierra Drive would like to add a secondary suite to the existing single detached house. The parcel is currently zoned RU2 Rural 2, which does not permit a secondary suite. All technical requirements will be addressed in conjunction with the zoning amendment and Building Permit process.

RECOMMENDATION:

THAT Zoning Amendment Bylaw No. 871-261 be given second and third readings;

AND FURTHER THAT Zoning Amendment Bylaw No. 871-261 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 "Brian Reardon".

Brian Reardon, CAO

Prepared by: Danika Dudzik, Senior Planner

Implications of Recommendation:

Strategic Plan: Approval of the zoning amendment achieves the Regional Board Strategic Priorities 2019-2022 with respect to “Sustainable Communities”.

Policy: Approval of the zoning amendment complies with:

- Regional Growth Strategy Bylaw No. 1336
- Ellison Official Community Plan Bylaw No. 1124

Background:

Zoning Amendment Bylaw No. 871-261 received first reading April 27, 2020, and a Public Hearing was held on May 25, 2020, prior to the regular 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 Zoning Bylaw No. 871-261 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:

- Zoning Amendment Bylaw No. 871-261