

**Minutes of the PUBLIC HEARING of the Regional District of Central Okanagan held in the Regional District's Woodhaven Boardroom, 1450 KLO Road on Monday, May 25, 2020**

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Directors: J. Baker (District of Lake Country)  
M. Bartyik (Central Okanagan East Electoral Area)  
C. Basran (City of Kelowna) (*via electronic attendance*)  
W. Carson (Central Okanagan West Electoral Area)  
M. DeHart (City of Kelowna)  
C. Fortin (District of Peachland) (*via electronic attendance*)  
G. Given (City of Kelowna)  
C. Hodge (City of Kelowna)  
S. Johnston (City of West Kelowna) (*via electronic attendance*)  
G. Milsom (City of West Kelowna) (*via electronic attendance*)  
B. Sieben (City of Kelowna)  
L. Stack (City of Kelowna) (*via electronic attendance*)  
L. Wooldridge (City of Kelowna)  
J. Coble (Westbank First Nation) (*via electronic attendance*)

Staff: B. Reardon, Chief Administrative Officer  
T. Cashin, Director of Community Services  
D. Dudzik, Senior Planner  
J. Foster, Director of Communication Services  
B. Lange, Environmental Planner  
M. Rilkoff, Director of Financial Services  
M. Drouin, Manager Corporate Services (recording secretary)

Chair Given brought the Public Hearing to order at 7:00 p.m. and acknowledged that this Public Hearing is being held on the traditional territory of the Syilx/Okanagan Peoples.

*Roll call was taken as some board members were in attendance electronically due to physically distancing for COVID-19 pandemic.*

This Special Meeting is being held for the purpose of considering amendments to RDCO Zoning Bylaw 871

The **Public Hearing was advertised** (pursuant to the *Local Government Act*) in the Kelowna Capital News on Wednesday, May 13 and May 20, 2020.

The role of the Regional Board is to hear representation from those persons who wish to provide comments regarding the proposed bylaws. Everyone who wishes to speak shall be given the opportunity to be heard. No one will be, or should feel, discouraged or prevented from making his or her views known. However, it is important that all who speak at this meeting restrict their remarks to matters contained in the bylaws and it is my responsibility as Chairperson of this meeting to ensure that all remarks are so restricted.

Members of the Regional Board may, if they so wish ask questions of you following your presentation. However, the main function of the Regional Board members this evening is to listen to the views of the public. It is not the function of the Regional Board at this public hearing to debate the merits of the proposed bylaws with individual citizens.

No decision will be made at the Hearing, but the entire proceedings will be considered by the Regional Board at a subsequent meeting.

Submissions regarding the proposed bylaws may be received prior to or at this Hearing. No further information or representations can be considered by the Regional Board after the Public Hearing is terminated.

The Chair introduced the following bylaw:

**1. APPLICANT:** S. Tulloch (agent D. Tulloch)

Zoning Amendment Bylaw No. 871-261  
(RDCO File: Z20/0-3)  
Received First Reading: April 27, 2020  
(Central Okanagan East Electoral Area)

To amend the zoning from RU2 Rural 2 to RU2s Rural 2 (Secondary Suite) on Lot 8, Section 30, Township 24, ODYD, Plan 31660

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**Staff:**

Staff report dated May 25, 2020 outlined the application. Staff presented the amendments to the bylaw.

The property is developed with one single detached house and two accessory buildings. The current land use is rural residential.

The owner would like to construct a secondary suite in the basement of the existing single detached house. In preparation of the rezoning, through the design of the existing residence, the owner roughed in various components in anticipation of a future suite.

The provision of a secondary suite is subject to the regulations identified in Section 3.26 of Zoning Bylaw No. 871. These regulations were recently amended by the Regional Board to strengthen servicing requirements and reflect new design and construction requirements for secondary suites in the BC Building Code. The zoning amendment and all requirements of a Building Permit must be met prior to final approval for occupancy being granted by the Regional District. Based on the proposal and supporting technical documentation, adequate on-site parking is achievable for the residence and secondary suite and servicing requirements for water and wastewater have been addressed as required in Zoning Bylaw No. 871.

The property is located in the Ellison Area; however, it is outside of a designated Fire Protection Area. The parcel is serviced by a private water source and on-site sewerage disposal system. In accordance with the Ellison Official Community Plan Bylaw No. 1124, the property is affected by a number of Development Permit Areas (including Aquatic Ecosystems, Rural Hillside and Sensitive Terrestrial Ecosystems).

As the proposed secondary suite is to be constructed in the existing single detached house and is located outside of any Development Permit Areas, a development permit application is not required.

With recent changes to the secondary suite regulations, there is no longer a limit to total floor area or percentage distribution of the secondary suite to the principal building. Secondary suite requirements will be dealt with through the building permit process to ensure compliance with the BC Building Code.

To date, no submissions have been received from the public.

**Board:**

There were no questions from the Board.

**Public:**

There were no comments from the public.

There were no further comments and the Public Hearing for this application was terminated at 7:06 p.m.

**CERTIFIED TO BE TRUE AND CORRECT**

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G. Given (Chair)

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B. Reardon (Director of Corporate Services)