



# Regional Board Report

**TO:** Regional Board

**FROM:** Todd Cashin  
Director of Community Services

**DATE:** June 22, 2020

**SUBJECT:** Zoning Amendment Bylaw No. 871-251  
Application Z18/06 S. & P. Sandher (Owners)  
4401 Old Vernon Road - Central Okanagan East Electoral Area

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

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**Purpose:** To amend Zoning Bylaw No. 871 specific to Lot D, Plan KAP63914 to permit existing Temporary Agricultural Worker Dwellings and Accommodation that surpasses the maximum building gross floor area allowed on a single parcel and to vary setbacks.

## Executive Summary:

The owners of Lot D, Plan KAP63914, DL 121 & 122, ODYD with a civic address of 4401 Old Vernon Road are requesting a site-specific rezoning to legitimize the existing temporary farm worker housing on the subject property. The owners previously received conditional approvals in 2013 and 2016 (File: TUP-13-01) to permit temporary farm worker housing placed on the property prior to the Regional District's current Temporary Farm Worker Dwelling and Accommodation regulations. The TUP has since expired and is not eligible for renewal.

Zoning Amendment Bylaw No. 871-251 received first reading July 18, 2019, and a Public Hearing was held on June 22, 2020, prior to the regular Board Meeting. The bylaw is now in front of the Board for consideration of 2<sup>nd</sup> and 3<sup>rd</sup> readings and final adoption.

## RECOMMENDATION:

**THAT** Zoning Amendment Bylaw No. 871-251 be given second and third readings;

**AND FURTHER THAT** Zoning Amendment Bylaw No. 871-251 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".

Prepared by: *Brittany Lange, Environmental Planner*

M. Rilkoff, Deputy CAO for  
Brian Reardon, CAO

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**Implications of Recommendation:**

Strategic Plan:	Approval of the amendment bylaw achieves the Regional Board Strategic Priorities 2019-2022 with respect to “Sustainable Communities”.
Policy:	Approval of the amendment bylaw complies with: <ul style="list-style-type: none"><li>• Regional Growth Strategy Bylaw No. 1336.</li><li>• Agricultural Plan.</li><li>• Ellison Official Community Plan Bylaw No. 1124.</li></ul>
Legal/Statutory Authority:	Approval of the amendment bylaw is in compliance with <i>Local Government Act</i> , Section 479.

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**Background:**

Zoning Amendment Bylaw No. 871-251 received first reading July 18, 2019, and a Public Hearing was held on June 22, 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 3<sup>rd</sup> reading is not required under the *Transportation Act*.

Planning staff received the appropriate documentation confirming that the required covenants have been registered with Land Titles. As such, Planning staff recommends that Zoning Bylaw No. 871-251 be given second and third readings and that the bylaw be adopted.

**Alternative Recommendation:**

Based on staff’s analysis of the application and feedback received to date, staff does not propose an alternative recommendation on this matter.

**Considerations not applicable to this report:**

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

## Attachment(s):

- Zoning Amendment Bylaw No. 871-251